



3 The Alexandra

The Broadway, Woodhall Spa, Lincolnshire LN10 6SF

£275,000

NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



3 The Alexandra

The Broadway, Woodhall Spa LN10 6SF

Lincoln – 18 miles
Grantham – 31 miles with East Coast rail link to London
Boston - 17 miles
(Distances are approximate)

An exceptionally well presented two double bedroom apartment situated to the ground floor of this gated historic landmark building. Internally the property with its high ceilings retains many of its original features of the time with its elegant deep moulded cornices, high skirting boards and picture rails. The superb lounge has a deep bay window, each bedroom a high specification en-suite and the stylish breakfast kitchen having integrated appliances. Externally the south facing rear gardens have been thoughtfully designed with mature trees and ornamental shrubs to raised borders. There is underground parking and parking to the front. The shopping and social facilities of this most sought after Lincolnshire village are all within easy walking distance.



Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

Communal Entrance

The main entrance is through an elegant entrance door with portico over, leading to communal entrance hall with staircase and lift to the first floor.



Accommodation

Entrance into the apartment is gained through a solid timber door leading to:

Reception Hall

With deep moulded cornice, picture rail, deep skirting boards, radiators, ceiling spot lights, telephone point, power point and glazed panel double doors opening to:

Lounge 15' 10" x 19' 6" (4.82m x 5.94m)

An impressive room with deep bay window providing pleasing views over 'The Broadway' and the Golf Hotel beyond. With its high ceilings, picture rail, decorative moulded cornices and deep skirting boards, this room has an electric coal-effect fire set to carved surround with marble hearth. There are ceiling spot lights, television aerial point, radiators and power points.

Kitchen Diner 11' 7" x 9' 10" (3.53m x 2.99m)

Again with pleasing aspect and having an extensive range of fitted units comprising ceramic 1½ sink drainer inset to worksurface over matching base units including integral dishwasher with integral fridge and freezer to one end. There is a four-ring electric hob over electric oven, wall-mounted cupboards above and extractor fan over hob. There are tiled splashbacks to all worksurfaces, deep-moulded ceiling cornices, deep skirting boards, picture rail, radiator, power points, ceiling spot lights and wood effect flooring.

Utility Room

Being wall and floor tiled and having space and plumbing for automatic washing machine, moulded cornices, picture rail and power points.

Main Bedroom 14' 1" x 11' 5" (4.29m x 3.48m)

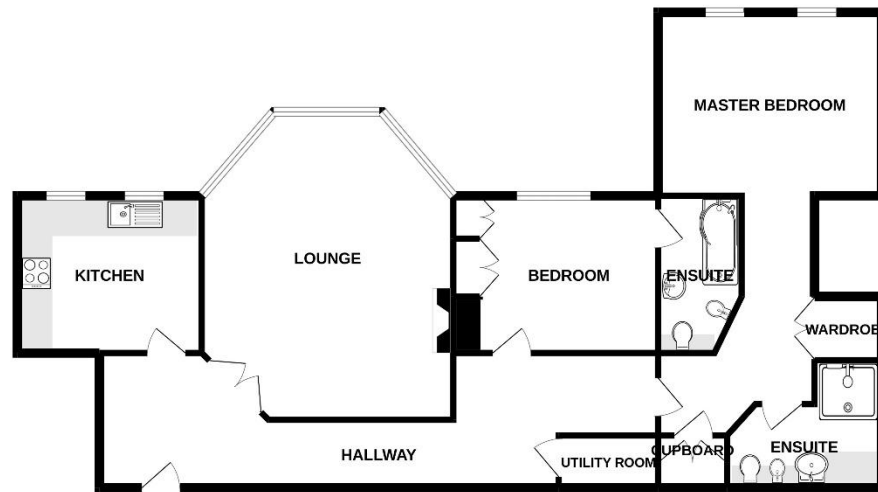
An irregular shaped, yet thoughtfully designed main bedroom with its high ceilings, picture rail, deep skirting boards, telephone point and power points. There is a deep walk-in double wardrobe, further built-in storage cupboard and door to:

En-Suite

Providing a white suite consisting tiled shower cubicle, bidet, close-coupled WC and wash hand basin set to granite surround with vanity cupboard below. There is tiled flooring, fully tiled walls to picture rail, deep moulded cornices, ceiling spot lights, heated towel rail and large mirror with downlighting over wash hand basin.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Guest Bedroom 11' 7" x 9' 10" (3.53m x 2.99m)

With Broadway views and having built-in double wardrobe, vanity units and overhead cupboard, deep-moulded cornices, picture rail, deep skirting boards, radiator, power points, ceiling spot lights and door to:

En-Suite

With a white suite consisting of panelled bath having shower over, bidet, close coupled WC and wash hand basin with granite surround over vanity cupboard. There is tiled flooring, fully tiled walls to picture rail, fitted mirror over wash hand basin with downlighting.

Outside

The property is approached through ornate automatic gates with driveway to allocated underground parking and storage area and further allocated parking to the front. The communal gardens are beautifully landscaped with raised flowerbeds containing a wide variety of ornamental plants and shrubs.

Further Information

LEASEHOLD

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = D

EPC RATING = D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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