



# Flat 1

## Tattershall House, Tattershall Road, Woodhall Spa

Charming Ground Floor Apartment with Private Garden & Parking in the Heart of Woodhall Spa

Situated in the historic and highly sought-after village of Woodhall Spa, this attractive ground floor apartment offers well-presented accommodation together with the rare benefit of a private south-facing walled garden and dedicated parking.

The property comprises an entrance lobby leading into a welcoming hallway, a comfortable lounge, a well-appointed kitchen, a master bedroom with en-suite, a second bedroom and a separate bathroom.

Outside, the apartment enjoys a private south-facing walled garden, creating a peaceful and secluded outdoor space, complete with a summerhouse, perfect for relaxing or entertaining. The property also benefits from a dedicated parking space, along with additional guest parking for visitors.

Ideally positioned just a short stroll from the High Street, residents can enjoy easy access to a wide range of independent shops, supermarkets, restaurants, and traditional public houses, as well as beautiful woodland walks right on the doorstep.

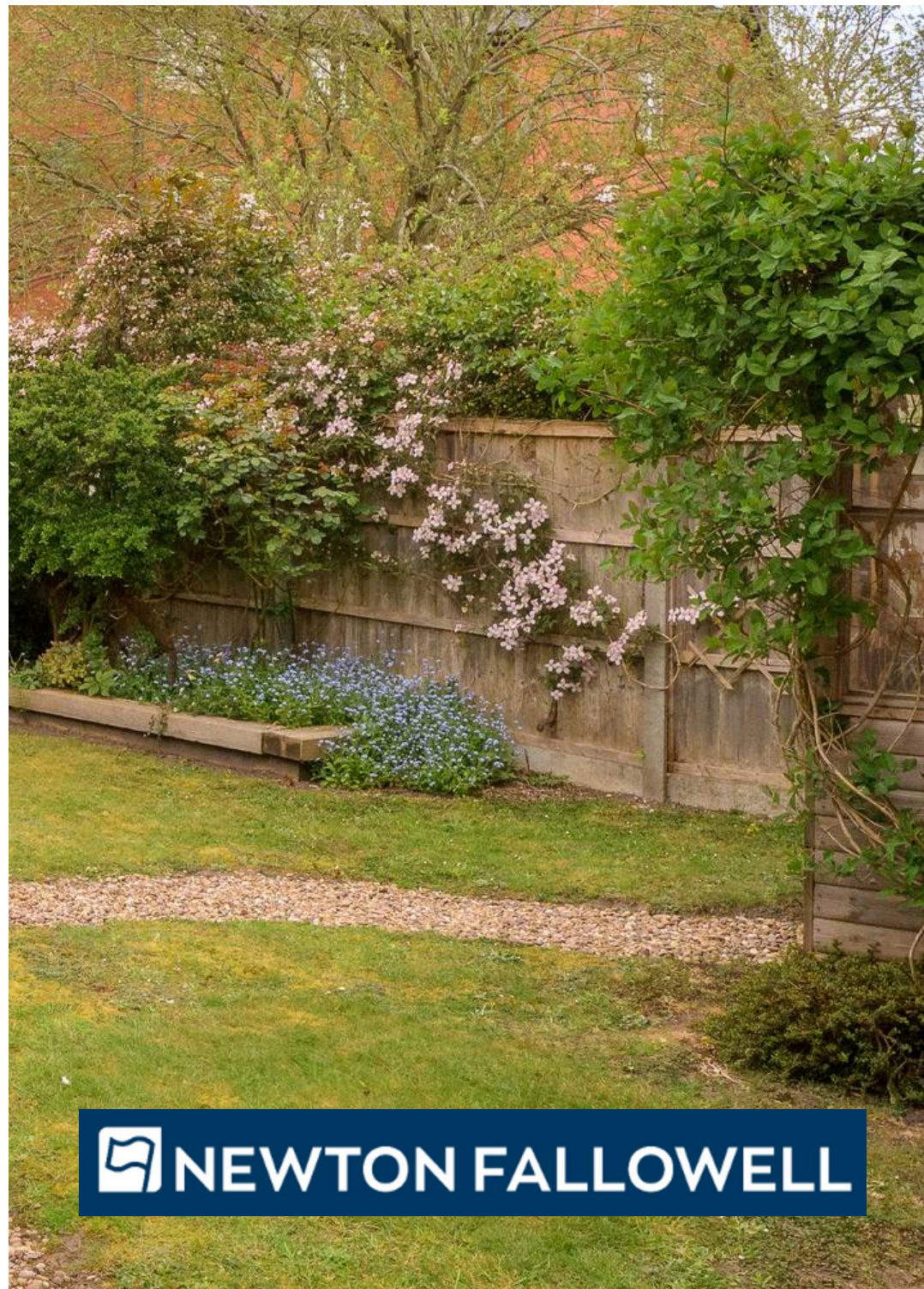
Woodhall Spa is nestled amongst magnificent pine woods and is widely regarded as one of Lincolnshire's most attractive villages. The village offers a wealth of amenities including two top-class golf courses, the famous Kinema in the Woods, and Jubilee Park, which features a popular outdoor heated swimming pool. The area also has strong connections to aviation history, particularly the legendary No. 617 Squadron RAF, making it a location rich in both character and heritage.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC



 **NEWTON FALLOWELL**



## ACCOMMODATION

Part glazed side entrance door to the:

### LOBBY

Having coved ceiling, tiled floor, built-in cupboard and small pane glazed door to the:

### ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, two radiators, oak flooring and airing cupboard housing gas fired boiler providing for both domestic hot water & heating.

### LOUNGE

15' 10" x 13' 0" (4.83m x 3.95m)

Having two windows to front elevation, coved ceiling with inset ceiling spotlights, two radiators and oak flooring.

### KITCHEN

12' 0" x 6' 1" (3.65m x 1.86m)

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator and oak flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & concealed extractor over. Tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side housing integrated fridge and freezer.





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### MASTER BEDROOM

14' 5" x 9' 1" (4.40m x 2.78m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and built-in wardrobe.

### EN-SUITE

Having window to rear elevation, coved ceiling with inset ceiling spotlights, part tiled walls, vinyl flooring and extractor. Fitted with a suite comprising: corner shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

### BEDROOM TWO

13' 0" x 8' 2" (3.96m x 2.48m)

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe.

### BATHROOM

Having coved ceiling with inset ceiling spotlights, heated towel rail, solid wood flooring and tiled walls. fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboards under, WC with concealed cistern, cupboards over with central mirror & downlighters.





## EXTERIOR

To the front of the property there is a block paved area which provides off-road parking. To the rear of the property there is a private enclosed garden which is laid to grass and having a block paved patio area, gravelled footpaths and garden shed.

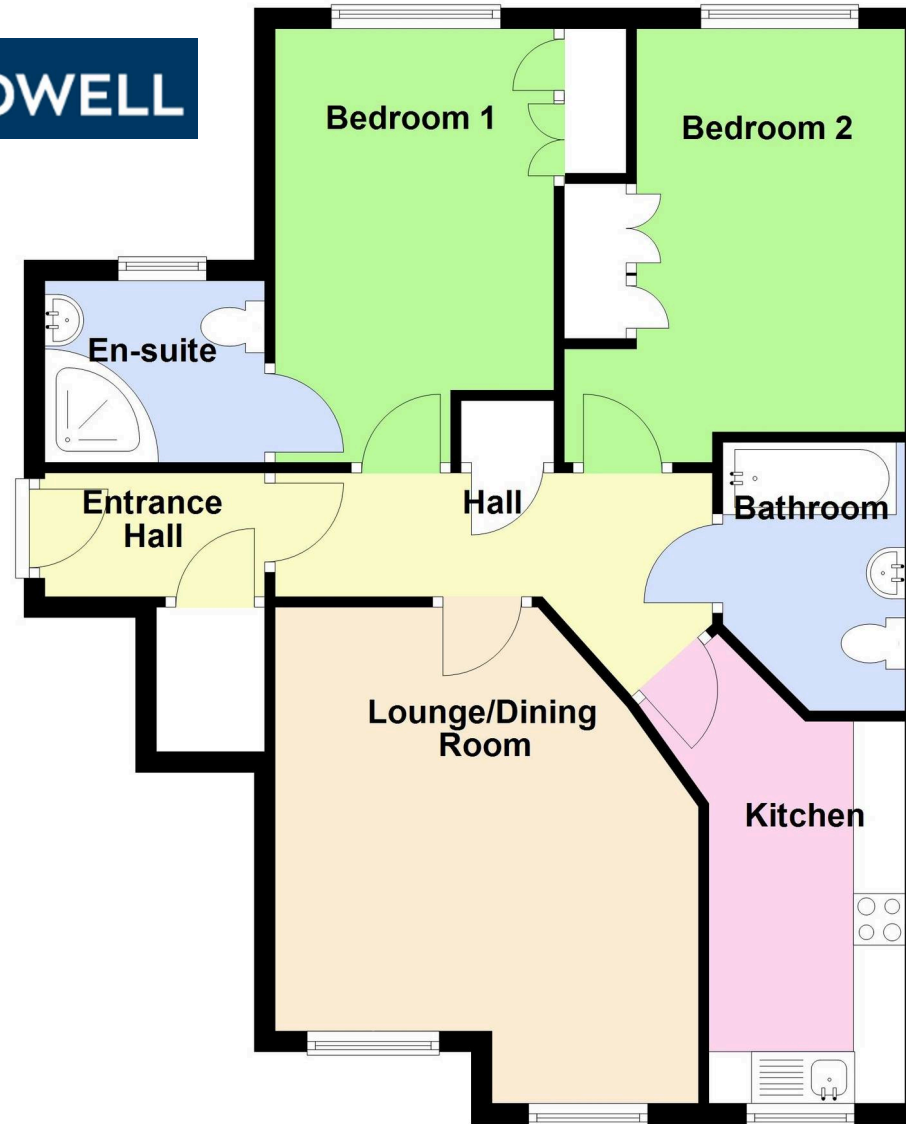
## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A. There is an annual maintenance fee of £1,300 (paid six monthly) which includes all building insurance, maintenance on the building, window cleaner, etc. There is solid oak flooring from Billingham Saw Mill in all the rooms apart from the bedrooms.

## LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Total area: approx. 70.7 sq. metres (760.7 sq. feet)

## Newton Fallowell Estate Agents

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