

Village & Country



6 Spa Court, Woodhall, Spa

This is an extremely well presented two bedroom first floor apartment situated within the conservation tree-lined avenues of this most sought-after Lincolnshire village. The property has recently undergone an extensive range of updating and improvements providing stylish living accommodation. The property is further enhanced by its landscaped grounds with allocated parking and garage. The shopping and social facilities are all within easy walking distance.

Ground Floor: Entrance Hall, Cloaks Cupboard
First Floor: Reception Hall, Living Room, Breakfast Kitchen,
Inner Hall, Bathroom, Separate WC
Two Bedrooms

Services: Mains Electricity & Water, Gas Central Heating
Allocated Parking & Garage

LEASEHOLD (Owning a Tenth of the Freehold)

19 Station Road, Woodhall Spa, Lincs, , LN10 6QL

Tel: 01526 353333 Fax: 01526 352600

E-mail: woodhallspa@robert-bell.org

Website: www.robert-bell.org

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 as 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.

The property enjoys its own entrance door with its storm porch over is gained through a glazed panel door to:

ENTRANCE HALL with staircase to first floor and having radiator, power points, coved ceilings and door to:

CLOAKS CUPBOARD having fitted shelving, cloak hooks and power points.

FIRST FLOOR

RECEPTION HALL with wall lighting, coved ceilings, power points, door to inner hall and glazed panel door.

LIVING ROOM 18' 6" x 17' (5.64m x 5.18m) extending to 20' 4" (6.2m) into recess. A most appealing south-facing room overlooking landscaped gardens with the 'Avenues' beyond through French doors to Juliet Balcony. There is an Optiflame electric coal-effect fire with solid oak surround and granite hearth, moulded cornices, radiator, TV aerial point, power points, Amtico wood flooring, glazed panel door to inner hall and door to:



Living Room

BREAKFAST KITCHEN 20' 5" x 8' 9" (6.22m x 2.67m). A dual aspect room with views over the tree-lined avenues and having a range of Gloss Stone Shaker fitted units comprising 1½ granite composite sink drainer, ample work surface over matching base units including Neff integral dishwasher and washing machine, fridge and freezer. There are wall-mounted cupboards above with down lighting and extractor fan over four-ring gas hob and Neff electric oven.

There are tiled splash backs to all work surfaces, Karndean flooring, radiator, power points and ceiling spotlights.



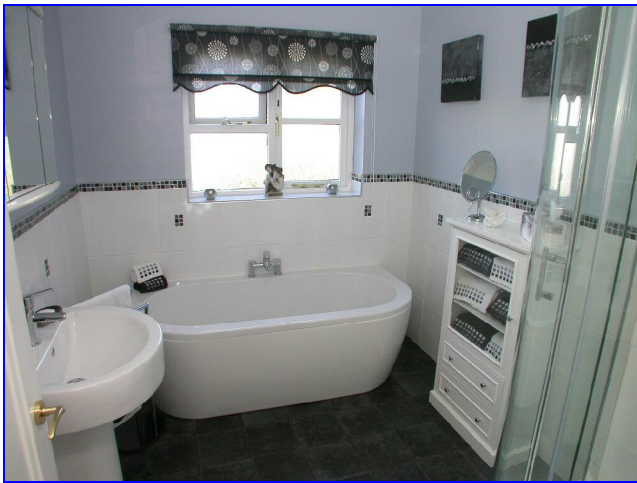
Kitchen



Breakfast Kitchen

INNER HALL with built-in cloaks cupboard and linen cupboard, coved ceilings, radiator, power points Loft access with drop down ladder and door to:

BATHROOM 8' 8" x 7' 2" (2.64m x 2.18m) with a white suite comprising panelled bath, corner shower cubicle and pedestal wash hand basin. There are coved ceilings, ceiling spotlights and radiator.



Bathroom

SEPARATE WC having a low level WC, pedestal wash hand basin, coved ceilings and radiator.

BEDROOM 1 19' 6" x 8' 10" extending to 12' 3" including dressing area (5.94m x 2.69m extending to 3.73m including dressing area). A dual aspect room towards St Peter's Church and having coved ceiling, radiator and power points.



Bedroom 1

BEDROOM 2 15' 2" x 9' 9" (4.62m x 2.97m) Again, with views towards St Peter's Church and having coved ceilings, radiator and power points.

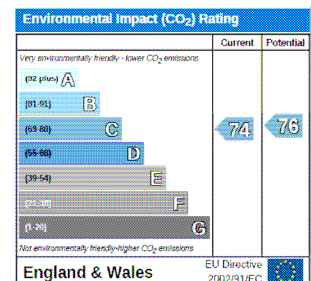
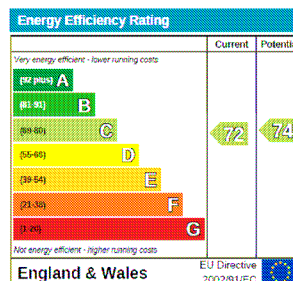


Bedroom 2

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.

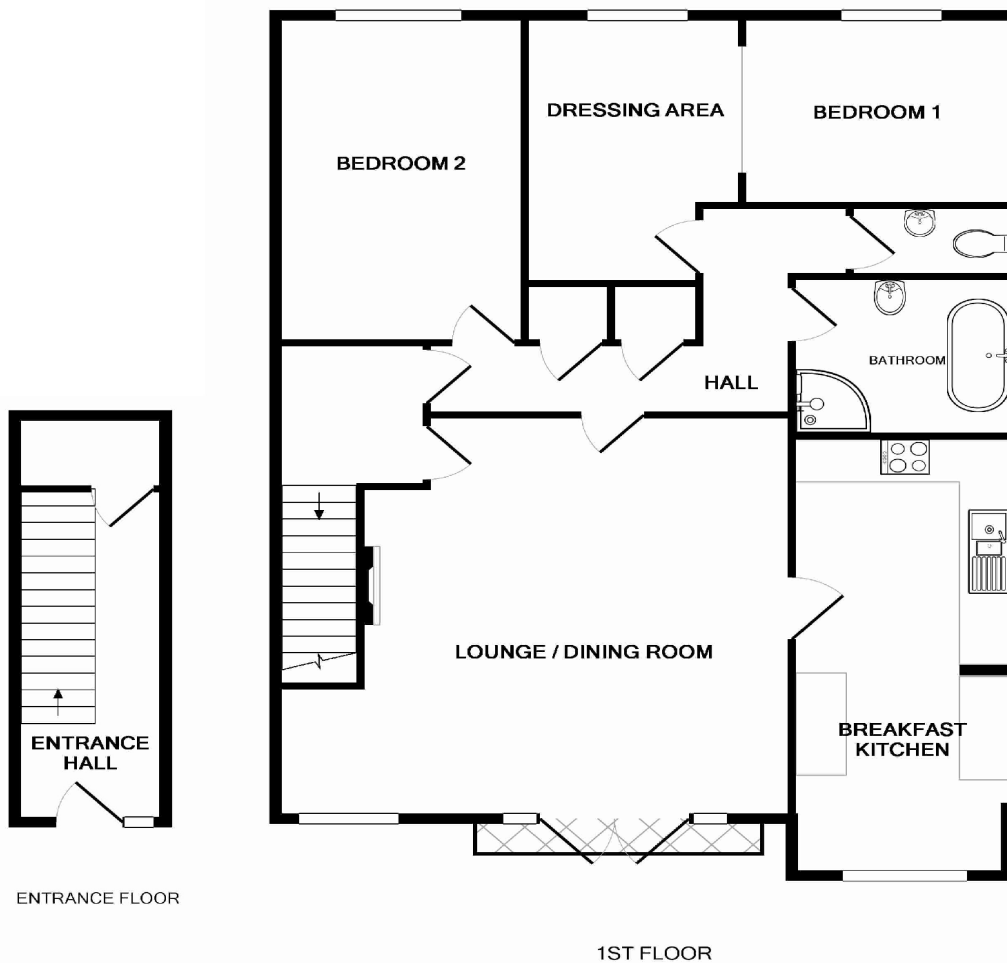
VIEWING: By arrangement with the agents Woodhall Spa office, 19 Station Road, Woodhall Spa, Lincs. LN10 6QL. Tel: 01526 353333. Fax: 01526 352600.

Email: woodhallspa@robert-bell.org
 Primary Web Sites: www.robert-bell.org
www.rightmove.co.uk



The Energy Efficiency Rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The Environmental Impact Rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



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Property Reference: WO0001 3203/OM5



Chartered Surveyors, Auctioneers, Land & Estate Agents

