



## 2 Spa Court

Iddesleigh Road, Woodhall Spa, Lincolnshire LN10 6AR

£315,000  
LEASEHOLD

**BELL**  
ROBERT BELL & COMPANY





## 2 Spa Court

### Woodhall Spa, Lincolnshire LN10 6AR

Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17.5 miles

(Distances are approximate)

A well presented purpose built first floor apartment pleasantly situated to the heart of this most sought after Lincolnshire village. Internally the property is enhanced by three bedrooms, dining room and large sitting room having 'Juliette' balcony providing views towards St Peter's Church. Outside there is attractive communal gardens, parking and garage. The many shopping and social facilities 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.

#### Accommodation

Entrance into the property is through your own private door into:

#### Reception Hall

With coved ceiling, radiator, power points and door to deep walk-in cloaks cupboard. A staircase leads to the first floor accommodation.





## First Floor

### Hall

With glazed panel door into inner hall and into:

**Sitting Room** 19' 0" x 16' 10" (5.79m x 5.13m) extending to 20' 4" (6.19m)

A superb room providing views towards St Peter's Church through double patio doors to balcony. There are molded cornices, radiator, power points, glazed panel door to kitchen and archway to:

**Dining Room** 9' 11" x 8' 8" (3.02m x 2.64m)

Again with views to of St Peter's Church and having molded cornices, radiator and power points.

**Kitchen** 9' 11" x 8' 8" (3.02m x 2.64m)

With views towards 'The Broadway' and having a range of fitted units comprising porcelain sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four ring electric hob over electric oven. There are wall mounted cupboards above including filter hood over the hob, coved ceiling, radiator and power points.

### Inner Hall

With built-in cloaks cupboard, built-in airing cupboard with radiator. There are coved ceiling, radiator, power points and door to:

**Bedroom 1** 15' 1" x 9' 9" (4.59m x 2.97m)

With rear aspect and having a wide range of fitted wardrobes and drawers, coved ceiling, radiator and power points.

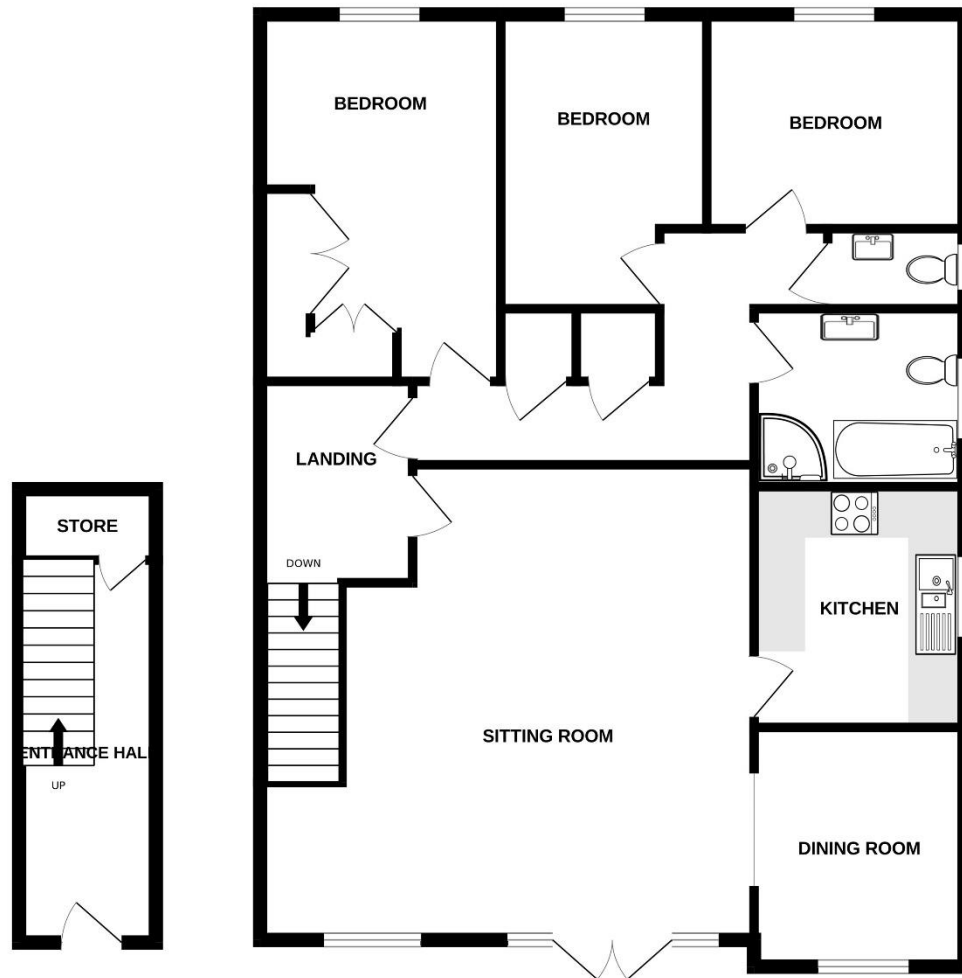
**Bedroom 2** 10' 10" x 8' 10" (3.30m x 2.69m)

With rear aspect and having coved ceiling, radiator and power points.

**Bedroom 3** 12' 3" x 8' 4" (3.73m x 2.54m)

With rear aspect and having coving, radiator and power points.





TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.  
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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### Bathroom 8' 7" x 7' 3" (2.61m x 2.21m)

With a white suite comprising panelled bath with shower attachment taps, shower cubicle, wash hand basin over vanity unit and a comfort height WC. There is coved ceiling, heated towel rail and wood effect flooring.

### Separate WC

With a comfort height WC and wash hand basin. There is a radiator and wood effect flooring.

### Outside

The property is situated to a block of four having its own entrance door. Vehicular access is gained over a in and out driveway leading to **Garage** and parking. The communal gardens are attractively landscaped, mostly laid to lawn with a wide variety of decorative trees and shrubs to borders.

### Further Information

All owners of Spa Court own 1 – 10<sup>th</sup> of Freehold.

All mains services. Gas central heating. **LEASEHOLD.**

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = D  
EPC RATING = C

**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.