



3 Stafford Vere Court
The Broadway, Woodhall Spa, Lincolnshire LN10 6SQ

£175,000

BELL
ROBERT BELL & COMPANY



3 Stafford Vere Court

Woodhall Spa, Lincolnshire LN10 6SQ

Lincoln – 19 miles
Grantham – 32 miles with East Coast rail link to London
Boston - 19 miles
(Distances are approximate)

A stylish two-bedroom ground floor apartment forming part of this landmark building directly opposite Woodhall Spa Golf Club and home to the English Golf Union. The property has a dual aspect living room, fully equipped kitchen and allocated parking. The shopping and social facilities of this most sought-after Lincolnshire village are 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

The main entrance into the property is gained through a glazed panel door to a communal lobby, having staircase to first floor and having entrance into:



Apartment 3

Reception Hall

With coved ceiling, radiator, power points and door to:

Living Room **16' 9" x 13' 1" (5.10m x 3.98m)**

A dual aspect room with coved ceiling, radiator, television aerial point and power points.

Kitchen **12' 4" x 7' 3" (3.76m x 2.21m)**

With a stylish range of fitted units comprising stainless steel one and a half sink drainer inset to worksurface on three sides over base units including integral washer/dryer, dishwasher and fridge and freezer. There is an electric oven, four ring gas hob, wall mounted cupboards above with downlighting and filter hood over the hob. There are ceiling spot lights, tiled flooring and extractor fan.

Bedroom 1 **15' 2" x 11' 0" (4.62m x 3.35m)**

A dual aspect room and having radiator and power points.

Bedroom 2 **13' 6" x 9' 3" (4.11m x 2.82m)**

With side aspect and having radiator and power points.

Bathroom

With a white suite comprising paneled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring and a heated towel rail.

Outside

The property is approached over a 'in and out' carriage driveway with allocated and visitor parking.

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 = C

EPC RATING = C



Entrance to Woodhall Spa Golf Club, directly opposite Stafford Vere Court

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.

THESE PARTICULARS WERE PREPARED MAY 2022

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