



Flat B, Goodyear House

Tattershall Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6QJ

£250,000
NO ONWARD CHAIN

BELL



Flat B, Goodyear House

Woodhall Spa, Lincolnshire LN10 6QJ

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A stylish apartment set to the heart of this most sought after of Lincolnshire villages providing a wide range of versatile accommodation over two floors including two bedrooms, en-suite to main bedroom, living room and dual aspect kitchen diner overlooking Royal Square. The apartment has allocated parking, lift to first floor and is ideally positioned to enjoy the many attractions within a short walk away. Viewing is highly recommended to fully appreciate the setting on offer. **LEASEHOLD.**

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 apartments is via a glazed panel door into:

Communal Entrance

With elevator and staircase to:

First Floor

Communal Hallway

With timber door leading to **Flat B.**





Reception Hall

Having staircase to first floor, built-in storage cupboard, radiator, power points and door to:

Cloakroom

With a low-level WC, wash hand basin and radiator.

Kitchen/Diner

A most appealing triple aspect room overlooking Royal Square and Tattershall Road. This irregular shaped room has a range of fitted units comprising one and a half stainless steel sink drainer inset to ample worksurface over matching base units including integral washing machine, dishwasher, fridge and freezer. To one end there is a four ring gas hob, electric double oven, wall-mounted cupboards above and filter hood over hob.

Lounge 17' 5" x 12' 0" (5.30m x 3.65m)

With views over the village, radiator and power points.

Upper Floor

Landing

With built-in storage cupboard and door to:

Bedroom 1 17' 6" x 12' 0" (5.33m x 3.65m)

With front aspect and having sloping ceilings radiator, power points and door to **En-Suite**, having a white suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is a deep built-in wardrobe with hanging rails, shelving and sliding mirrored doors.

Bedroom 2 17' 8" x 11' 1" (5.38m x 3.38m)

An irregular shaped room with Velux window, radiator and power points.

Bathroom

With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There a heated towel rail and extractor fan.

Outside

The property has allocated parking to the rear.





LEASEHOLD

East Lindsey District Council – Tax band: C

EPC Rating: tbc

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 agent's Woodhall Spa Office.

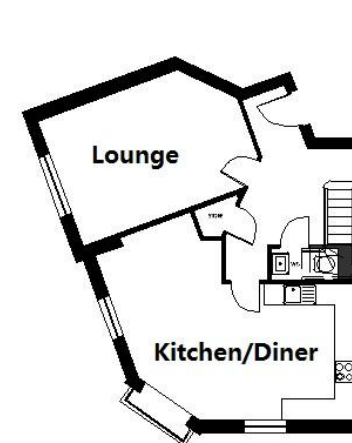
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GOODYEAR HOUSE, FLAT B - GROUND FLOOR



GOODYEAR HOUSE, FLAT B - FIRST FLOOR

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