



Flat 3, Sterling Place Apartments
Woodhall Spa, Lincoln, Lincolnshire LN10 6NU

£225,000
LEASEHOLD

BELL



Flat 3, Sterling Place

Woodhall Spa, Lincolnshire LN10 6NU

Lincoln – 19 miles
 Grantham – 32 miles with East Coast rail link to London
 Boston – 17 miles

(Distances are approximate)

A two double bedroom ground floor apartment pleasantly set within the attractive surroundings of Sterling Place, a purpose-built development directly opposite the world-famous Woodhall Spa Golf Club and home to England Golf. Internally the property is enhanced by stylish open plan living dining kitchen with stylish fitted units, en-suite to main bedroom, underfloor heating with individual controls to each room and video/audio entry system. Outside there is allocated parking, communal gardens, visitor parking and communal storage. The shopping and social facilities of this most sought-after Lincolnshire village 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 **Communal Main Entrance** is gained through a glazed panel door with key fob entry.

Entrance into the apartment is gained through a solid door leading into:



Reception Hall

With built-in cloaks cupboard and having coved ceiling, ceiling spotlights and door to:

Living Dining Kitchen 32' 0" x 13' 3" (9.75m x 4.04m)

A superb open plan room with views towards Woodhall Spa Golf Club. There is a range of stylish fitted units comprising stainless steel sink drainer inset to work surface over base units including integrated fridge and freezer, dishwasher and washing machine. There is an electric double oven, four ring electric hob with extending extractor fan, wall mounted cupboards above with down lighting.

Bedroom 1 18' 10" x 10' 4" (5.74m x 3.15m)

With front aspect and having coved ceiling, ceiling spotlights, power points, door to **Walk-In Wardrobe** and door to **En-Suite** being fully wall tiled and having a stylish suite comprising paneled bath, corner shower cubicle and low-level WC. There is a heated towel rail, shaver point and tiled splashbacks.

Bedroom 2 14' 1" x 11' 0" (4.29m x 3.35m)

With front aspect.

Shower Room

Being fully tiled and having a white suite comprising full width shower cubicle, wash hand basin and low-level WC. There is a shaver point and heated towel rail.

Outside

The property has allocated parking, visitor parking, communal storage and attractive communal gardens.

East Lindsey District Council – Tax band: D

EPC Rating: D

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.

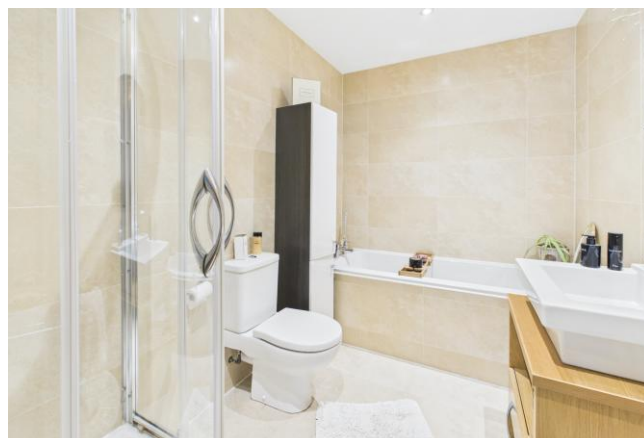
VIEWING: By arrangement with the agent's Woodhall Spa Office.
19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

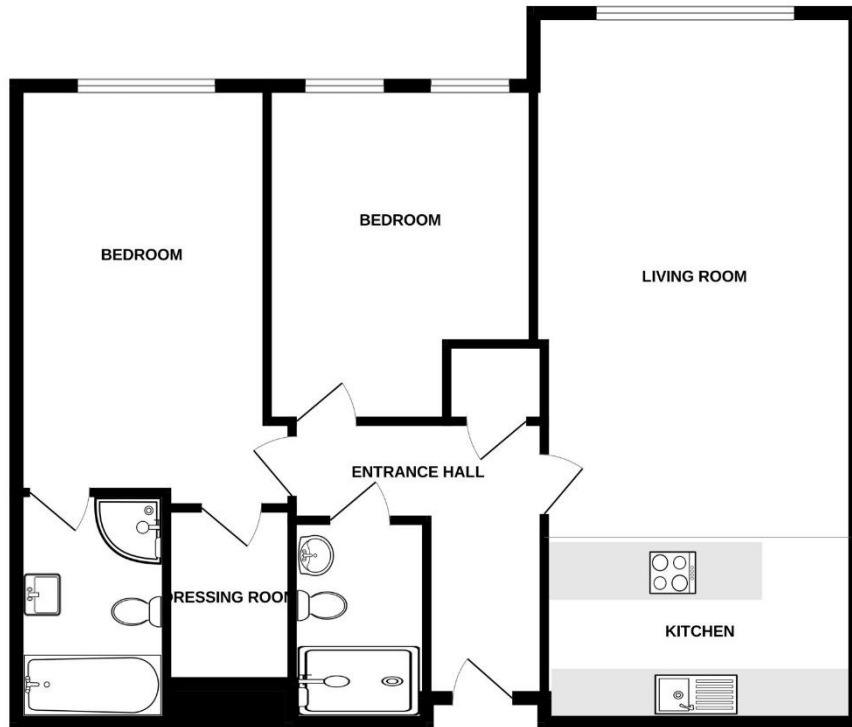
Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 25.08.2026



GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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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Email: woodhallspa@robert-bell.org

www.robert-bell.org

