



4 Hartington House

The Broadway, Woodhall Spa, Lincoln, Lincolnshire LN10 6ST

£199,950

BELL



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Lincoln – 18 miles
Grantham – 32 miles with East Coast rail link to London
Boston – 17 miles

(Distances are approximate)

A stylish four-bedroom apartment occupying the whole top floor of this historic central village building. Set to the heart of the conservation area the property provides a wide range of flexible accommodation, lawned south facing communal gardens and off-street parking. The many shopping, social and educational 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 Hartington House is gained through a glazed panel door leading into:

Communal Entrance

With staircase to first floor and having door to Apartment 4

Entrance Lobby

With radiator, power points and staircase to the second floor.





Hallway

With built-in cloaks cupboard, built-in cupboard housing washing machine, radiator and door to:

Lounge/Dining Room

With south facing views over the communal gardens and having eves storage, radiator and power points.

Kitchen 15' 0" x 11' 3" (4.57m x 3.43m) max of irregular shaped room

With westerly facing views and having a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher. There is a four-ring gas hob over electric double oven, wall mounted cupboards above with down lighting and filter hood over the hob. There is built-in fridge freezer, tiled flooring, radiator and power points.

Main Bedroom 14' 9" x 12' 3" (4.49m x 3.73m)

With views over 'The Broadway' and having built-in double wardrobe, shelving, radiator, power points and door to **En-Suite** with a white suite comprising paneled bath with shower attachment taps, wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring and radiator.

Bedroom 2 15' 1" x 12' 9" (4.59m x 3.88m)

A south facing room overlooking the rear garden and having eves storage, radiator and power points.

Bedroom 3 12' 10" x 18' 5" (3.91m x 5.61m)

A dual aspect room with radiator and power points.

Bedroom 4 17' 0" x 12' 10" (5.18m x 3.91m)

A dual aspect room with radiator and power points.

Shower Room

With a white suite comprising shower cubicle, wash hand basin and a low-level WC. There is a radiator and wood effect flooring.





Outside

The property is situated on 'The Broadway' a key location of the village and opposite a wide range of restaurants, bars and shopping facilities. Approached over a gravelled 'in and out' carriage driveway leading to allocated off street parking. The south facing communal gardens are laid to lawn with mature tree and hedging to borders.

Further Information

All mains' services. Gas central heating. UPVC double glazing.

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

DISTRICT COUNCIL TAX BAND = C

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.

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

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Ground Floor



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