



**Flat 6, Station Road**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6QL

**£289,000**  
LEASEHOLD

**BELL**



## Flat 6, Station Road

Woodhall Spa, Lincolnshire LN10 6QL

Lincoln – 18 miles  
Grantham – 32 miles  
Boston – 18 miles

(Distances are approximate)

A superb home or possible holiday let investment this four bedroom apartment is situated within the heart of this most sought after of Lincolnshire villages, overlooking the historical conservation area to the front and having roof terrace providing views over natural woodland to the rear. Internally the property is enhanced by exceptionally well-presented accommodation over two floors comprising two reception rooms and traditional kitchen opening to the roof terrace. The property has a shared driveway leading to garage. The many shopping, social facilities and enchanting woodland walks are all very close by.

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 gained through a uPVC door with intercom system leading to the ground floor.

### Entrance Lobby

With staircase to the first-floor accommodation and having tiled flooring, wood panelling and coved ceiling.





#### **Reception Hall**

With staircase to the second floor and having radiator, power points and door to:

#### **Lounge 14' 2" x 14' 0" (4.31m x 4.26m)**

With views over the village and having cast iron stove set to open brick surround and carved timber mantle, radiator and power points.

#### **Dining Room 13' 11" x 12' 3" (4.24m x 3.73m)**

Again, with views over the village and having cast iron stove set to decorative surround, radiator and power points.

#### **Home Office/Bedroom 4 12' 0" x 10' 8" (3.65m x 3.25m)**

Currently used as a home office with rear aspect and having fitted double wardrobe, radiator and power points.

#### **Kitchen 11' 0" x 10' 8" (3.35m x 3.25m)**

A superb room overlooking woodlands to the rear and having patio doors to the roof terrace. There is an extensive range of traditional bespoke fitted units hand built by Murdoch Troon comprising 'Belfast' style butlers sink inset to solid timber work surface over base units including integral washing machine, slot-in electric double oven with four ring electric hob, dresser style unit and wall mounted cupboards above and filter hood over the hob. There is tiled flooring, radiator and power points.

#### **Roof Terrace 18' 9" x 15' 8" (5.71m x 4.77m)**

Providing views over woodlands to the rear and having further staircase to ground floor.

#### **Bathroom**

With a suite comprising panelled bath having shower attachment taps and pedestal wash hand basin. There is tiled flooring and radiator.

#### **Separate WC**

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

#### **Second Floor**

#### **Landing**

With access to roof space, radiator, power points and doors to the following:





**Bedroom 1 14' 1" x 13' 9" (4.29m x 4.19m)**

A double room with superb views over the roof tops of the village and having radiator and power points.

**Bedroom 2 14' 0" x 12' 3" (4.26m x 3.73m)**

Again, a double room with views over the village and having radiator and power points.

**Bedroom 3 12' 0" x 10' 8" (3.65m x 3.25m)**

A double room with rear aspect and having feature fireplace, radiator and power points.

**Shower Room**

With a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail.

**Outside**

The property is approached through double iron gates and over a shared driveway leading to **Garage**. The apartment is accessed either through the main door or via an external staircase to the rear leading to roof terrace. There is a gate leading to woodlands from the rear.

**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 = B

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.

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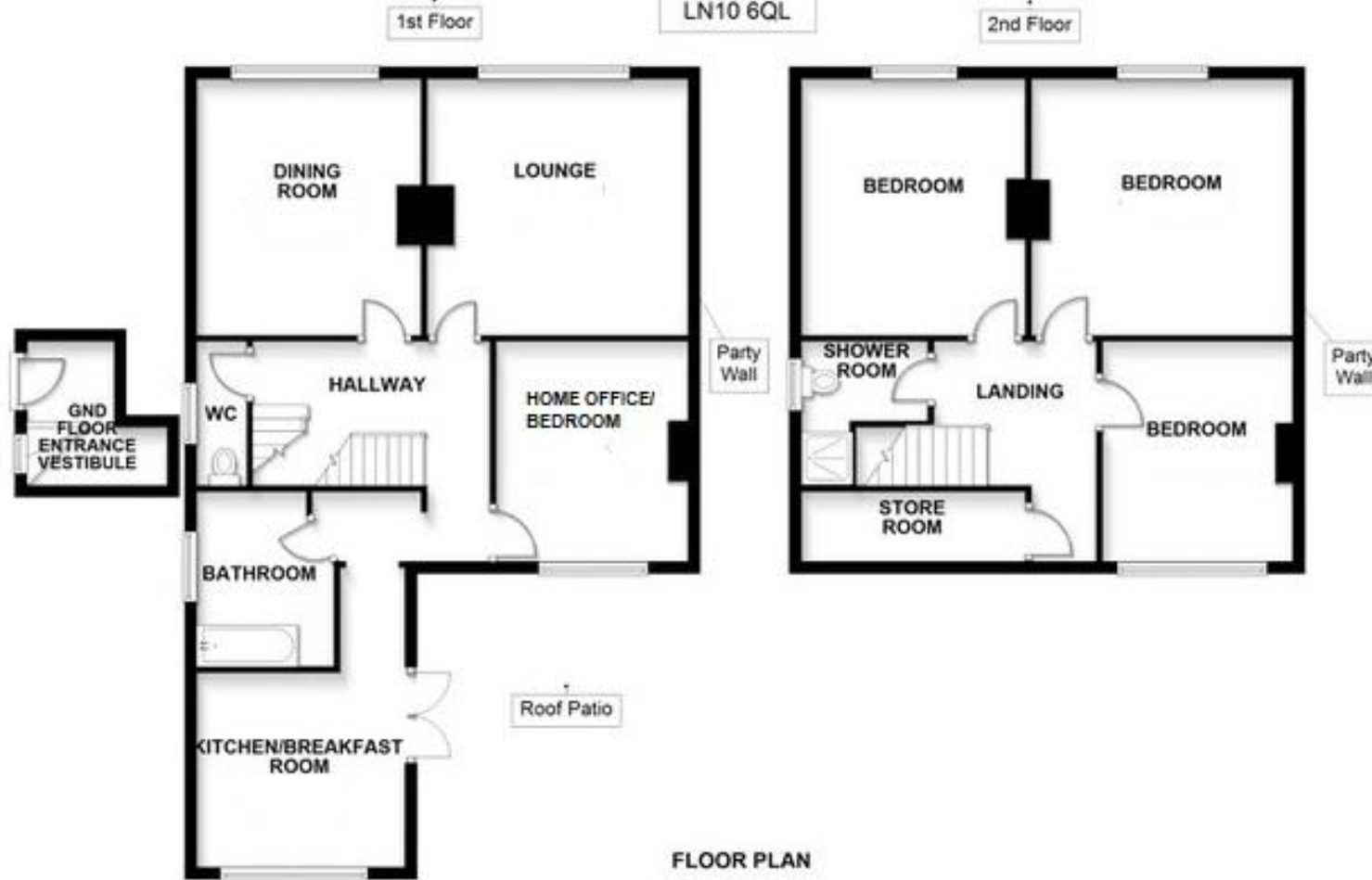
Website: <http://www.robert-bell.org>

Brochure revised 10.06.2025





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TOTAL AREA: APPROX. 153.3 SQ. METRES (1650.0 SQ. FEET)

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