



4 Fairmead Court
Stanhope Avenue, Woodhall spa, Lincoln, Lincolnshire LN10 6TG

£450,000
NO ONWARD CHAIN





4 Fairmead Court

Stanhope Avenue, Woodhall Spa LN10 6TG

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

(Distances are approximate)

A unique home of some considerable appeal set within a select development to the conservation area of the tree lined avenues. This three-bedroom townhouse forms part of an eye-catching Edwardian building, once the boarding house to St Hugh's private school around the corner. Internally the property is enhanced by thoughtfully designed accommodation over two floors including two reception rooms, breakfast kitchen and en-suite to main bedroom. Outside the property enjoys well maintained communal gardens, personal gardens, parking and garage. The many shopping and social facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the setting and accommodation on offer.

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 timber glazed door leading into:

Entrance Lobby

With staircase to the first floor and having full height built-in double cloaks cupboard, molded cornices, tiled flooring, radiator and door to:





Cloakroom

With a low-level WC, wash hand basin over vanity cupboard, coved ceiling, tiled flooring and radiator.

Living Room 15' 3" x 19' 9" (4.64m x 6.02m) extending to 21' 2" (6.45m) in part

With double aspect to the front and having gas coal effect fire set to decorative surround, molded cornices, ceiling spotlights, radiator, power points and timber glazed double doors to:

Dining Room 12' 1" (3.93m) extending to 19' 1" x 9' 9" (5.81m x 2.97m)

With pleasing southerly views over the gardens and having ceiling spotlights, radiator, power points, timber door to kitchen and glazed panel timber doors to the south facing patio and garden beyond.

Breakfast Kitchen 13' 1" x 11' 4" (3.98m x 3.45m)

Having south facing double aspect over the garden this well-appointed kitchen has a range of fitted units comprising sink drainer inset to Corian worksurface over base units including integral washing machine. There is an electric range double oven with five ring electric hob, wall mounted cupboards above with down lighting including filter hood over the hob and microwave oven. There are coved ceilings, tiled flooring, radiator, ample power points, telephone point, ceiling spotlights and door returning to reception hall.

First Floor

Landing

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

Main Bedroom 15' 4" x 9' 11" (4.67m x 3.02m)

With front aspect and having ceiling spotlights, radiator, power points, door to walk-in wardrobe and door to **En-Suite 9' 9" x 5' 11" (2.97m x 1.80m)** being fully wall tiled and having a suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a radiator, tiled underfloor heating and extractor fan. **Walk-In Wardrobe 6' 1" x 5' 0" (1.85m x 1.52m)** with shelving, hanging rails, lighting and power points.

Bedroom 2 15' 3" x 10' 9" (4.64m x 3.27m) narrowing to 8' 2" (2.49m)

A dual aspect room having a range of fitted wardrobes, bedside cabinets and overhead storage. There are ceiling spotlights, radiator and power points.





Bedroom 3 11' 10" x 12' 6" (3.60m x 3.81m) extending to 16' 1" (4.90m)

With front aspect and having built-in full height triple wardrobe, further storage cupboard, ceiling spotlights, radiator and power points.

Bathroom 11' 1" x 5' 6" (3.38m x 1.68m)

Being fully wall tiled and having a suite comprising paneled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring, ceiling spotlights, heated towel rail and extractor fan.

Outside

Fairmead Court is a select development of eight apartments and townhouses set within the heart of this conservation area of the village, this town house is part of the original Victorian building once the boarding house to St Hugh's school converted in the early part of the current century into a fine residential development it is today. A side gate leads to both a private side and rear garden which backs onto the spacious landscaped communal garden. There is parking and **Garage** having electric double doors, power, lighting and service door to the side.

Further Information - LEASEHOLD

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 = 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

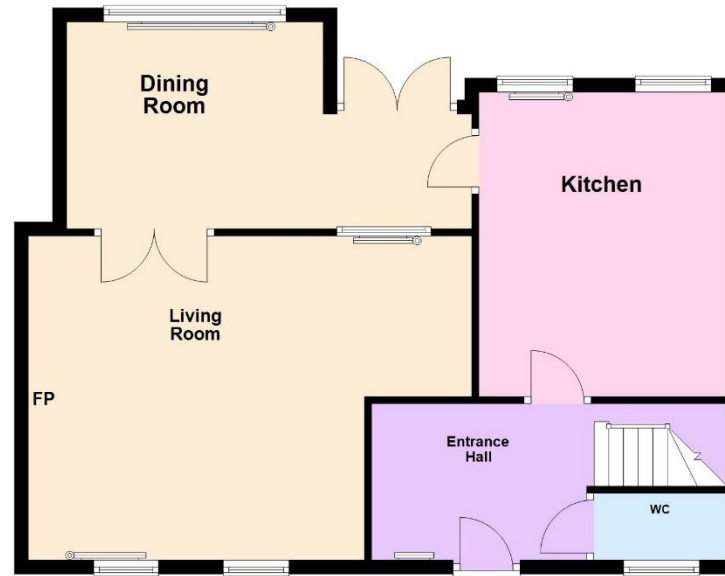
Website: <http://www.robert-bell.org>

Brochure prepared 26.05.2026

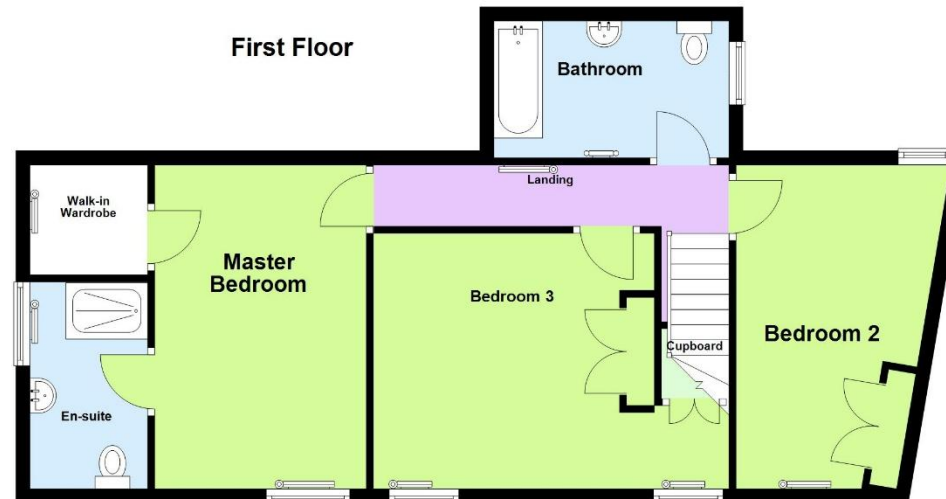




Ground Floor



First Floor



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