

Sterling Place, Woodhall Spa, Lincolnshire, LN10 6NU

- STUNNING executive TURRET PENTHOUSE apartment, VERY well presented, with NO 'upward CHAIN'
- Sought after PRIME LOCATION, opposite the National Golf Centre, and near the centre of the VERY DESIRABLE, WELL SERVICED large village of Woodhall Spa
- PRIVATE glass panel BALCONY with VIEWS of gardens and the National Golf Centre
- Triple aspect 22ft x 16ft STYLISH LOUNGE DINER with feature FULL HEIGHT windows
- MODERN SHOWER ROOM and EN-SUITE BATH & SHOWER room, as well as EN-SUITE DRESSING ROOM
- SPACIOUS 1,033 sq ft, TWO DOUBLE bedrooms and TWO bathrooms
- GOOD '79' ENERGY efficiency RATING, UNDER FLOOR HEATING with new smart thermostatic climate control room sensors
- TWO allocated convenient PARKING SPACES, Communal secure STORAGE FACILITY (with light and power) and GARDENS
- SEPARATE MODERN soft closure fitted KITCHEN BREAKFAST with OAK fronted units, black GRANITE worktops and built in APPLIANCES etc
- PRIVATE ATTIC, UNDERFLOOR HEATING with NEW smart thermostatic room sensors

Price £235,000



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DESCRIPTION

This is a stunning, very well presented, and spacious 1,033 sq ft, two double bedroom, two bathroom, high specification, executive turret penthouse apartment with it's own private glass panel balcony having views over the gardens and of the National Golf Centre, as well as two convenient allocated parking spaces, in a prestigious building with secure access, lifts and generous open staircases, in a sought after prime location, near the amenities of the very desirable, well serviced large village of Woodhall Spa, and there is NO 'upward CHAIN'.

It also benefits from a good '79' energy efficiency rating, under floor heating with new smart thermostatic climate control room sensors, oak interior doors, brush steel style light switches and electrical power sockets and colour display video intercom system.

The property consists of an entrance hall (with oak doors, colour display video intercom system, built in cloak cupboard/wardrobe, and access to your own roof void that is professionally boarded along the full central length and a generous floor to roof height), triple aspect lounge diner 22'8" by 16'7" (6m 91cm x 5m 5cm) max dimensions (with tall floor to ceiling windows and LED lighting), a separate soft closure fitted kitchen breakfast room (with oak fronted units, black granite worktops and built in appliances: De Dietrich stainless steel style and glass fronted electric fan assisted oven and grill with LCD display, matching fan assisted microwave oven, Belling four ring ceramic hob, black and smoked curved glass canopy hood extractor with light over the hob, built in fridge freezer, dishwasher and washer dryer), a generous shower room (having a double width shower cubicle with Aqualisia shower), two double bedrooms with private balcony having views over the gardens and of the National Golf Centre, with the master having an en-suite bath and shower room and a dressing room.

There is also a communal secure storage facility (with light and power) and gardens.



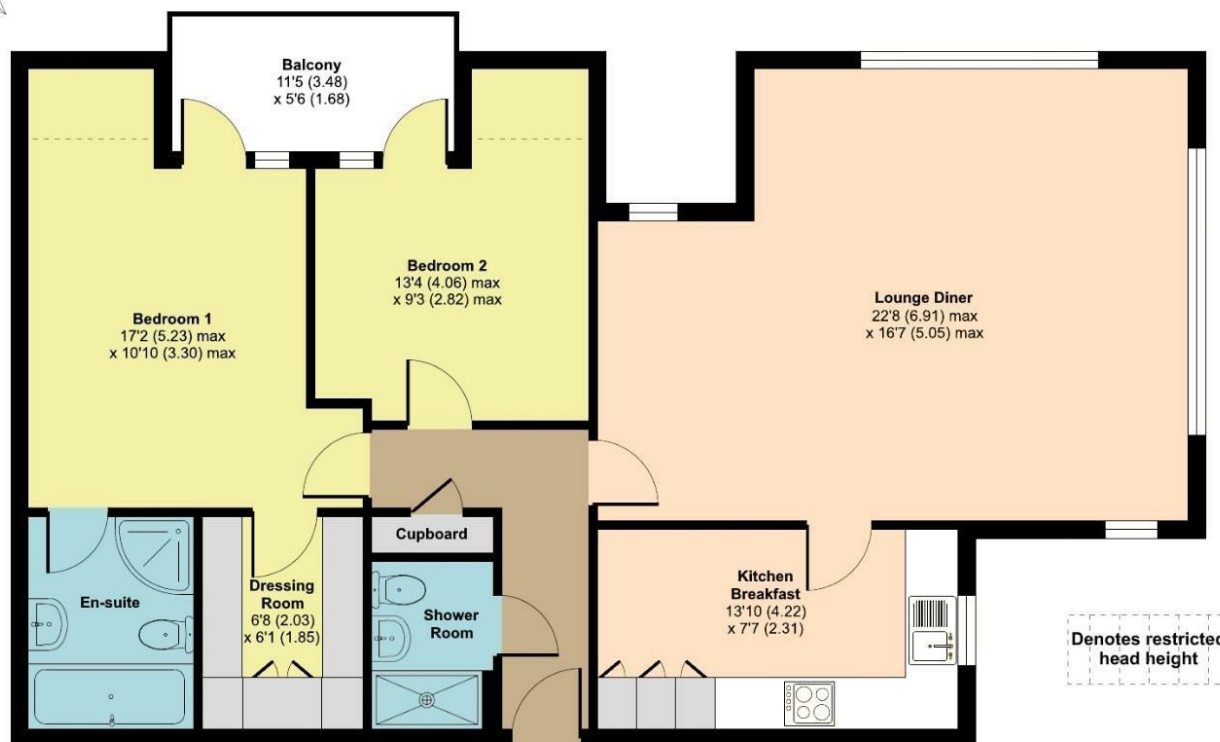




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Approximate Area = 1033 sq ft / 96 sq m

For identification only - Not to scale



FOURTH FLOOR
APPROX FLOOR
AREA 90.3 SQ M
(973 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1197142

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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