



Oaklands Park, Roughton Moor, Woodhall Spa, LN10 6UU

- SUPERB and SPACIOUS, IMMACULATE, DETACHED property on a SELECT SITE, PETS ALLOWED including dogs, at site owners' discretion, with NO 'upward CHAIN'
- Detached GARAGE (with light, power, own electrical consumer unit, metal pedestrian side door and vehicle up & over door), BLOCK paved TANDEM length SECURE DRIVE for 2 CARS
- REPLACED UPVC double glazing including FRENCH & STABLE external doors, Mains GAS CENTRAL HEATING with annually serviced boiler, external lighting and water tap
- MODERN KITCHEN soft closure fitted incl corner carousel & slide out wire rack units, BUILT-IN fan assisted electric oven, gas hob, SPACE/plumbing fridge freezer & washing machine
- BRAND NEW 2014 Tingdene 'Hayden' TWO DOUBLE bedroom (including built-in triple/pairs of double wardrobes) home, ONLY a council tax band 'A'
- Front wrap around GARDEN with plants & shrubs, LOW MAINTENANCE paved & quality artificial grass rear & side GARDENS, fully fenced including raised beds of plants & shrubs
- SPACIOUS triple aspect LOUNGE DINER including bow window to front and FRENCH doors to rear, FEATURE fireplace having inset pebbles living flame effect electric fire
- MODERN SHOWER ROOM with frameless WALK-IN shower having monsoon & flexible shower heads, pedestal hand basin, shaver point and low level close coupled toilet

Guide Price £135,000

HUNTERS
HERE TO GET *you* THERE

Oaklands Park, Roughton Moor, Woodhall Spa, LN10 6UU

DESCRIPTION

A spacious, immaculately presented, brand new 2014 Tingdene 'Hayden', 2 double bedroom home, with detached garage, parking including secure for 2 cars, front wrap around garden, and low maintenance fully fenced rear and side gardens, all in a select site where pets, including dogs, are allowed at the site owners discretion, on the edge of the sought after, well serviced, historic large village of Woodhall Spa, home of the National Golf Centre, and there is NO 'upward CHAIN'.

It also benefits from replaced UPVC double glazing incl including stable and French external doors, gas central heating with annually serviced boiler, external lighting and water tap, and is only a council tax band 'A'.

Outside is the detached garage (having light, power, own electrical consumer unit, metal pedestrian side door and vehicle up & over door), block paved tandem length parking for 2 cars including vehicle and pedestrian gates, front wrap around garden with plants & shrubs, low maintenance paved & quality artificial grass rear & side gardens, fully fenced including raised beds of plants & shrubs, 2 paved patios, metal double fronted shed and an aluminium framed greenhouse.

This beautiful Tingdene home consists of hall (with built in linen cupboard), spacious triple aspect lounge diner (incl bow window to front and French doors to rear, feature fireplace having inset pebbles & living flame effect electric fire), modern kitchen (soft closure fitted incl corner carousel & slide out wire rack units, built-in fan assisted electric oven, gas hob, space/plumbing for fridge & washing machine), modern shower room (with frameless walk-in shower having monsoon & flexible shower heads, pedestal hand basin, shaver point and low level close coupled toilet), master bedroom (with built-in furniture suite to one wall, incl 2 double wardrobes, and there are bedside cabinets), 2nd double bedroom (with built in full height triple wardrobe, and bedside cabinets).

The monthly site fees are £209.79pcm.





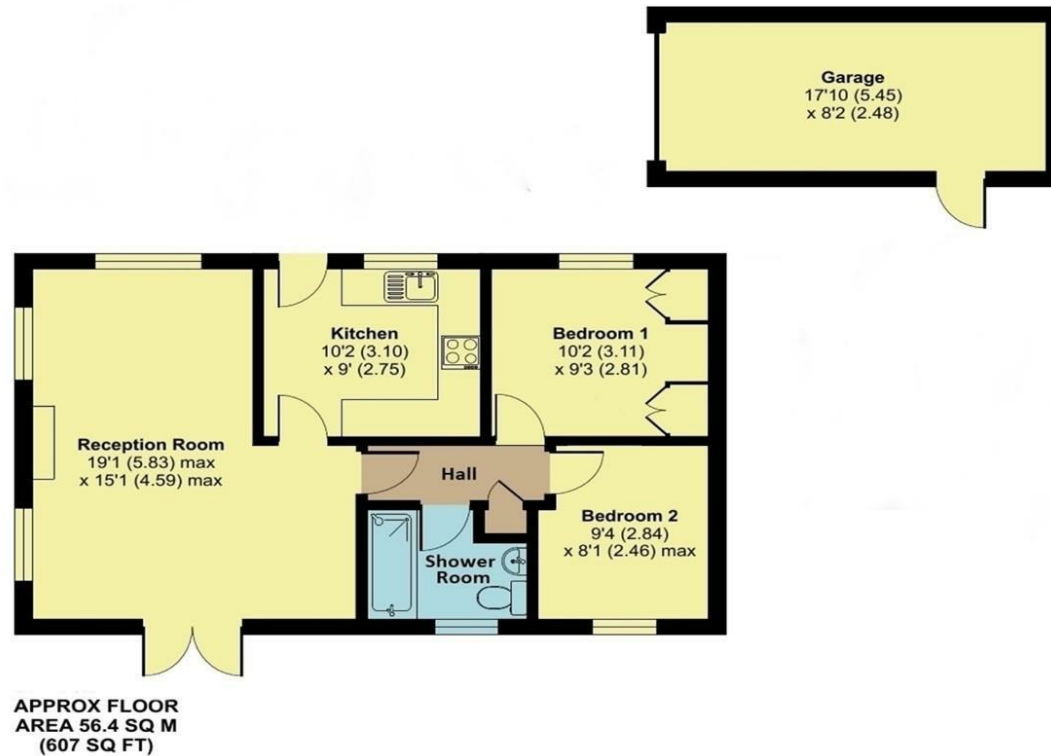
Oaklands Park, Roughton Moor, Woodhall Spa, LN10

Approximate Area = 607 sq ft / 56.4 sq m

Garage = 146 sq ft / 13.6 sq m

Total = 753 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1345877

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.

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.