



37a Oaklands, Woodhall Spa, LN10 6TR



Leasehold

£170,000



Key Features

- Ground floor flat
- Two bedrooms
- Lounge/diner
- Kitchen with pantry off
- Shower room & separate WC
- Parking space to front
- EPC rating E





A ground floor flat set in the sought after village of Woodhall Spa for the over 55's only. Oaklands is half a mile from the village centre where there is a range of shops, restaurants, a bank, post office, cinema, doctors surgery, dentist, swimming pool and golf courses. There is also a bus top right outside. Having accommodation comprising: entrance porch, entrance hall, lounge/diner, kitchen with pantry off, two bedrooms, shower room and separate WC. Outside the property has a parking space to the front and a paved garden to the rear. The property benefits from electric radiators and double glazing.



ACCOMMODATION

Part glazed uPVC front entrance door with side screen through to the:

ENTRANCE PORCH

With door to the:

ENTRANCE HALL

Having part coved ceiling and part plate rail.

LOUNGE/DINER

6.30m x 5.72m (20'8" x 18'10")

Having two windows & french doors to rear elevation, two windows to side elevation, coved ceiling, two electric radiators, access to roof space, fireplace with marble back & hearth, inset electric wood burner effect fire and wooden surround. Opening to the:



KITCHEN

4.02m x 3.43m (13'2" x 11'4")

Having window to side elevation and electric radiator.

Work surface with tiled splashback, inset sink & drainer with mixer tap, cupboard, drawer, integrated slimline dishwasher, space & plumbing for automatic washing machine under, cupboards over.

Work surface return with inset electric hob, integrated electric oven under, cupboards & extractor over. Further work surface return with cupboards & drawers under, cupboards over.

PANTRY/UTILITY

3.17m x 1.74m (10'5" x 5'8")

Having built-in airing cupboard.

BEDROOM ONE

4.53m x 3.93m (14'11" x 12'11")

Having bay window to front elevation, window to side elevation, coved ceiling and electric radiator.

BEDROOM TWO

3.32m x 3.16m (10'11" x 10'5")

Having bay window to front elevation, coved ceiling and electric radiator.

SHOWER ROOM

1.82m x 1.75m (6'0" x 5'8")

Having window to side elevation, coved ceiling, electric heated towel rail, tiled walls, tile effect flooring, shower enclosure with electric shower fitting and pedestal hand basin.

SEPARATE WC

Having window to side elevation, low level WC and hand basin.



EXTERIOR

The property has one allocated parking space to the front. To the rear of the property there is an enclosed paved garden with raised planters and garden shed.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric radiators and the property is double glazed. The current council tax is band B. We understand that there is an annual service charge of £100.

VIEWING

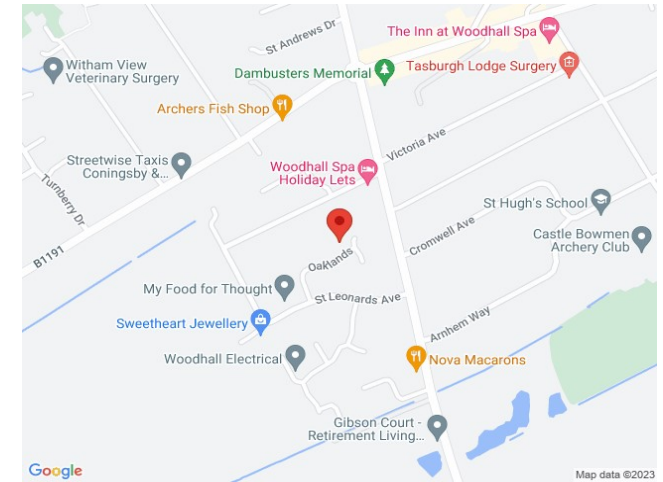
By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan



Total area: approx. 108.1 sq. metres (1163.6 sq. feet)



AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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