



## 31 Grange Park

Woodhall Spa, LN10 6UB



Book a Viewing!

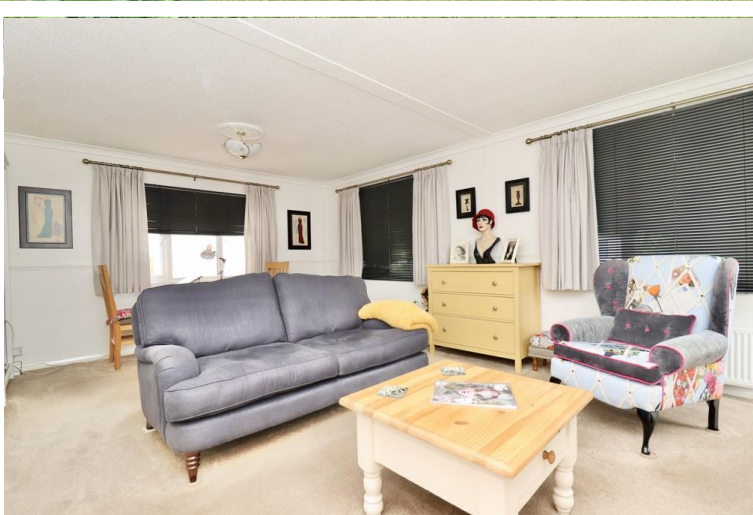
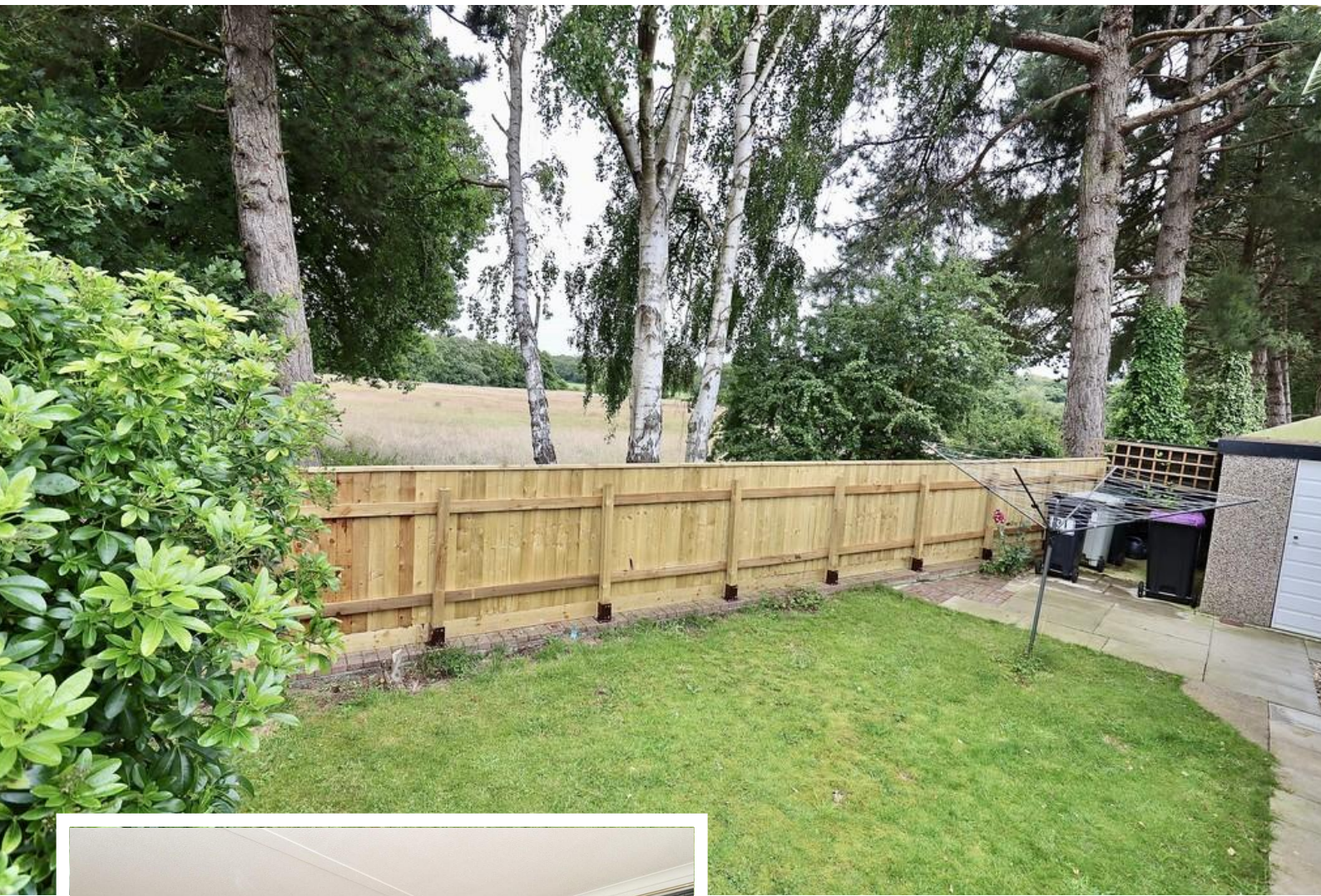
**£145,000**

A well-presented and beautifully maintained three bedroom park home, located on this sought-after over-50's woodland park home site on the edge of the popular village of Woodhall Spa. The park home is located at the end of the site within a quiet cul-de-sac and has open countryside views from the rear garden and Main Bedroom. Internally the property has accommodation comprising of Entrance Hall, Hallway, Lounge Diner, Kitchen, three Bedrooms (one could be used as a Study) and a Bathroom. Outside the property further benefits from having a block paved driveway providing off-street parking, which also gives access to a detached garage. Furthermore there are lawned gardens to the side and rear of the park home and a patio seating area. Viewing of the property is recommended.





## Grange Park, Woodhall Spa, LN10 6UB



### SERVICES

Mains water, drainage, electricity and gas. The water is billed by the site owner on a twice per annum basis.

### COUNCIL TAX BAND – A

**LOCAL AUTHORITY** - East Lindsey District Council.

**VIEWINGS** - By prior appointment through Mundys.

### SITE FEES

Approx. £203.70 pcm.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

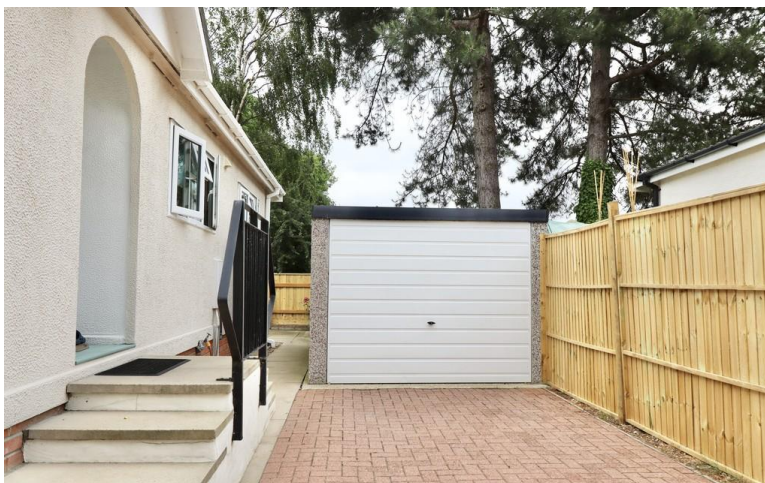
### OAKLANDS GRANGE

Oaklands-Grange, with its green spaces and mature oak and fir trees, has a peaceful village feel, perfect for a stress-free life. You can relax in your garden or chat with neighbours, knowing you are in a well-managed and secure place.

The Residents Association organizes social activities like coffee mornings and summer barbecues. It's also a great way for residents to discuss shared interests and park-related topics.







Oaklands-Grange is ideally located between the Cathedral City of Lincoln and the coastal town of Skegness. Lincoln offers many attractions, while Skegness provides golden beaches and entertainment. Oaklands-Grange is surrounded by nursery land, paddocks and woodland on the outskirts of the charming Edwardian village of Woodhall Spa.

This wooded 'oasis' is perfect for those considering retirement, offering a peaceful and beautiful environment.

### WOODHALL SPA

Woodhall Spa is a lovely inland resort with an Edwardian character, set among magnificent pine woods. Known for its peaceful and relaxing atmosphere, the village offers:

- Two top-class golf courses.
- The unique 'Kinema in the Woods'.
- Cottage Museum.
- Jubilee Park outdoor heated swimming pool.
- Several aviation heritage sites linked to 617 Squadron (the Dambusters).
- A range of shops, tea rooms, cafes, pubs, and restaurants.

### The Wolds

Located on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, Oaklands-Grange offers a varied landscape with flatlands to the southwest and rolling hills to the northeast.

### A Bit of Olde England

Woodhall Spa has something for everyone. Enjoy the quaint coffee shops and tearooms on the Broadway and browse local shops. The national golf centre provides a unique golfing experience with two championship courses. There is also the famous 'Kinema in the Woods,' woodland walks and bowling greens.

Just four miles east is Horncastle, a historic Market Town known as 'the gateway to the Wolds,' with a rich history dating back to Roman times, a twice-weekly market, and many antique centres.

### ACCOMMODATION

#### ENTRANCE HALL

With UPVC double glazed external door, radiator and access to Kitchen.

#### LOUNGE/DINER

19' 7" x 13' 3" (5.97m x 4.04m), with UPVC double glazed external door and three windows, two radiators and fire surround and hearth with electric fire inset.

#### KITCHEN

9' 9" x 9' 7" (2.97m x 2.92m), with UPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, composite sink and drainer, integral oven, four ring ceramic hob with extractor fan over, space for fridge freezer and plumbing/spaces for washing machine and tumble dryer.





#### Ground Floor

Approx. 84.5 sq. metres (909.9 sq. feet)



Total area: approx. 84.5 sq. metres (909.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

#### HALL

With storage cupboard and access to three Bedrooms, Lounge Diner and Bathroom.

#### BEDROOM 1

12' 7" x 9' 8" (3.84m x 2.95 m), with UPVC double glazed window, two fitted wardrobes and radiator.

#### BEDROOM 2

9' 7" x 8' 7" (2.92m x 2.62 m), with UPVC double glazed window, two fitted wardrobes and radiator.

#### BEDROOM 3 / STUDY

8' 9" x 6' 6" (2.67m x 1.98 m), with UPVC double glazed window and radiator.

#### BATHROOM

6' 6" x 8' 9" (1.98m x 2.67 m), with UPVC double glazed window, low level WC, wash hand basin, bath with electric shower over and panel boarding surround, radiator and extractor fan.

#### OUTSIDE

To the front of the property there is a lawned area with a block paved driveway to the side providing off-street parking and giving access to the detached garage. There is access to the side of the property leading to the rear and side gardens which are mainly laid to lawn with a patio area and views across open countryside.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



[www.mundys.net](http://www.mundys.net)