

property details **approval form**

31 Woodhall Country Park, Stixwold Road, Woodhall Spa, Lincolnshire, England, LN10 6UJ

Date: 15 September 2025

Property Ref and Version: LCR122306 - 0005

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW

T 01522 534 771 **E** Lincoln@williamhbrown.co.uk

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>> **price**

£145,500

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 50 years from 20 Feb 2025.

>> **key features**

- > 2022 SWIFT TORONTO LODGE LOCATED WITHIN THE POPULAR HOLIDAY PARK OF WOODHALL COUNTRY PARK
- > BEING OFFERED WITH NO ONWARD CHAIN
- > BEAUTIFULLY PRESENTED THROUGHOUT
- > IDEAL SECOND HOME/INVESTMENT PROPERTY
- > LAKESIDE PLOT
- > COMPLETE WITH HOT TUB
- > MASTER BEDROOM WITH EN-SUITE AND WALK IN WARDROBE
- > EPC Rating: Exempt

>> **short description**

The lodge comprises entrance hall, kitchen/living/lounge space, two bedrooms, one with en-suite and walk in wardrobe, main bathroom, off road parking and balcony overlooking lake with a hot tub which is included within the sale.

>> **long description**

A fantastic opportunity to purchase a 2024 Swift Toronto Lodge located within the beautiful holiday park of Woodhall Country park, which is situated within walking distance of the popular village of Woodhall Spa. The lodge is being offered as seen, including the hot tub, it would make the perfect second home or investment property. The lodge is beautifully presented throughout resulting in a lodge that can be used immediately by the next owners.

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Access via double glazed front door, doors opening into majority of rooms.

Kitchen/Living Space

19' 9" x 19' (6.02m x 5.79m)

Double glazed sliding doors leading to balcony overlooking the lake, double glazed windows to all aspects, spacious lounge area opening into kitchen area which comprises a range of floor and wall based cupboards, wash hand basin with drainer, gas hob with extractor fan and electric oven.

Bedroom One

10' x 9' 10" (3.05m x 3.00m)

Double glazed window to side, door into en-suite and door into walk in wardrobe as well as radiator to wall.

Walk In Wardrobe

6' 10" x 9' 1" (2.08m x 2.77m)

Walk in wardrobe comprising shelving and hanging space, radiator to wall as well as double glazed window to front

En-Suite

Double glazed window to side, wc, wash hand basin, bath with wall mounted shower, heated towel rail and extractor fan.

Bedroom Two

9' 10" x 7' (3.00m x 2.13m)

Double glazed window to side, radiator to wall and fitted wardrobes.

Bathroom

WC, wash hand basin, shower cubicle with wall mounted shower, heated towel rail and extractor fan.

Exterior

To the rear of the lodge is a balcony offering outdoor space for outdoor dining as well as a fantastic hot tub which will be staying with the lodge. To the front of the lodge is off road parking.

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>> **room description**

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>> **property images**



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>> floor plan

>> approval

	Signature	Date
Nathaniel Wade		
Mrs T.R. Clarke		