



29 Oaklands Court  
Woodhall Spa, Lincolnshire LN10 6TR

£125,000  
NO ONWARD CHAIN





# 29 Oaklands

Woodhall Spa, Lincolnshire LN10

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)



A ground floor two bedroom apartment pleasantly situated within this purpose built residential development for the over 55s. Internally the property has a stylish kitchen and bathroom with the lounge diner overlooking the communal gardens. All rooms have emergency pull cords. Outside the property has on-site parking and attractive communal gardens. The shopping and social facilities of this much sought after Lincolnshire village are all within easy walking distance. LEASEHOLD.

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

## **Accommodation**

Entrance into the property is gained through a timber door leading into:

## **Communal Entrance Hall**

With doors to three other apartments and door to:



## **Apartment 29**

### **Reception Hall**

With wood effect tiled flooring, built-in airing cupboard, electric night storage heater, coved ceiling, power points and door to:

### **Lounge Diner 15' 2" x 13' 8" (4.62m x 4.16m)**

Overlooking the communal gardens through box bay window and having electric coal effect fire set to decorative surround, coved ceiling, electric night storage heater, television point and power points.

### **Kitchen 10' 0" x 9' 4" (3.05m x 2.84m)**

With front aspect and having a stylish range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including integral dishwasher and space with plumbing for washing machine. There is an electric slot in cooker, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, electric night storage heater, wood effect tiled flooring and power points.

### **Bedroom 1 11' 8" x 11' 1" (3.55m x 3.38m)**

With views over the communal gardens and having full height double wardrobe, coved ceiling, electric night storage heater and power points.

### **Bedroom 2 9' 4" x 7' 9" (2.84m x 2.36m)**

With front aspect and having coved ceiling, electric night storage heater and power points.

### **Shower Room 6' 6" x 5' 8" (1.98m x 1.73m)**

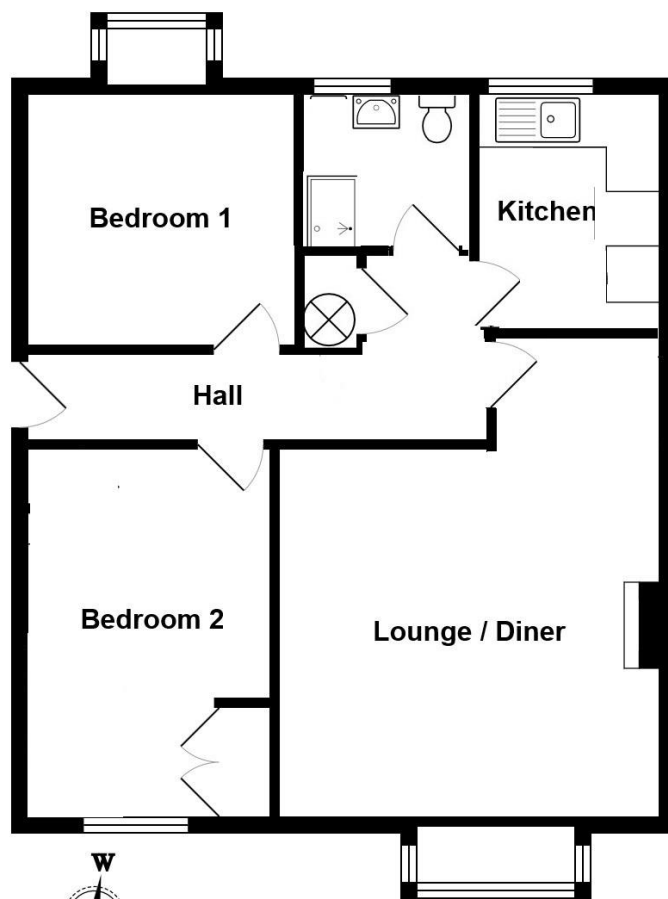
With a white suite comprising corner shower cubicle, wash hand basin over vanity cupboards and a low-level WC. There is coved ceiling, wood effect tiled flooring and a heated towel rail.

### **Outside**

The property is approached over a footpath leading to the main entrance door. Oaklands Court is situated within lawned communal gardens with plenty of on-site parking.







**IMPORTANT NOTICE**

Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.

**Further Information**

**LEASEHOLD. Over 55's development.**

Mains water, electric and drainage. Electric heating. UPVC double glazing.

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = A  
EPC RATING = D

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, will require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



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