



6 Oaklands

Woodhall Spa, Lincolnshire LN10 6TR

£180,000



An exceptionally well appointed two double bedroom detached bungalow forming part of this purpose-built retirement development for the over 55's. The property has been upgraded in recent times including stylish kitchen and shower room with fitted wardrobes in both bedrooms. The bungalow is located just a short distance from the centre of this most sought-after Lincolnshire village set to attractive communal gardens with on-site parking.

Entrance Hall, Lounge, Kitchen, Shower Room, Two Double Bedrooms.
On Site Parking.

Mains Electric, Water and Drainage. UPVC Double Glazing. Night Storage Heating.

LEASEHOLD & NO ONWARD CHAIN



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Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

Distances are approximate

Accommodation

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

Entrance Hallway

Having a built-in **Airing Cupboard**, coving, night storage heater, emergency pull cords in all rooms, power points and door to:

Kitchen 8' 9" x 8' 4" (2.66m x 2.54m)

With a stylish range of fitted units comprising sink drainer inset to work surface over base units including integral washing machine, tumble dryer, fridge and freezer. There is a four ring electric hob, electric double oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is a larder cupboard to one end. There is wood effect flooring, electric plyth heater, coved ceiling and ample power points.

Lounge 14' 5" x 14' 5" (4.39m x 4.39m)

A dual aspect room providing excellent natural light and having electric fire set to decorative surround. There are coved ceilings, wall lights, night storage heater and power points.

Bedroom 1 14' 7" x 8' 5" (4.44m x 2.56m)

With a rear aspect and having fitted wardrobes with sliding mirrored doors and downlighting, coved ceiling, night storage heater, and power points.

Shower Room

With a suite comprising tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a wall mounted mirror with vanity unit and downlighting, heated towel rail, coved ceiling and ceiling spot lights.

Bedroom 2 12' 10" x 11' 1" (3.91m x 3.38m)

With a rear aspect and having fitted wardrobes with sliding mirrored door and downlighting, coving, night storage heater and power points.

Outside

The garden to the front is laid to decorative paving and a path leads to the main entrance door. A path leads to the rear of the property and has been laid to paving with an outside water tap and lighting.

Further Information - LEASEHOLD

Mains electric, water 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

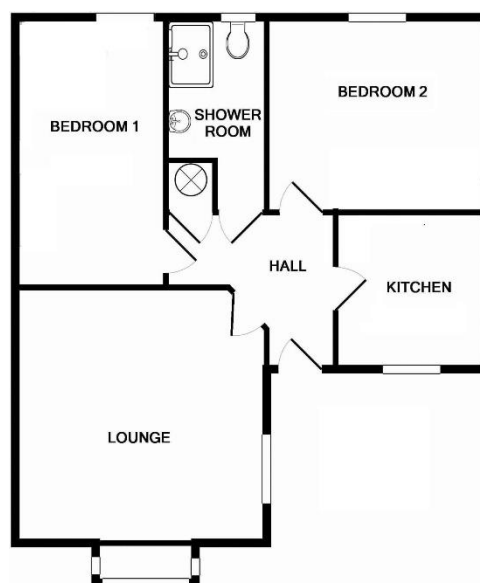
DISTRICT COUNCIL TAX BAND = B

EPC RATING = E

Details prepared April 2024

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.



Use only as a guide, not as an accurate plan.
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