



4 Oaklands  
Woodhall Spa, Lincoln, Lincolnshire LN10 6TR

£145,000  
NO ONWARD CHAIN





## 4 Oaklands

Woodhall Spa, Lincolnshire LN10 6TR

Lincoln – 19 miles

Grantham – 32 miles

Boston – 18 miles

(Distances are approximate)

Oaklands is a small, purpose-built, development for the over-55s of 34 properties – mainly bungalows – with communal open spaces and parking. There is a non-resident warden, and a pendant alarm/emergency call service (also accessible via pullcords in every room).

No.4 Oaklands is an extremely well-presented one bedroom detached bungalow, pleasantly situated in a secluded location at the southern end of the cul-de-sac. It has benefitted from extensive refurbishment since 2021 (fitted kitchen and bathroom; electric panel heaters; a new electric fire in the lounge; floor coverings; and a full repaint). The property is LEASEHOLD – the current lease runs to 31<sup>st</sup> December 2122.



With its excellent range of shops and social facilities, tree-lined avenues, Edwardian buildings, the Kinema in the Woods, and one of the best inland golf courses in Britain, Woodhall Spa has become increasingly popular as a residential setting. The Broadway, the centre of this most sought-after Lincolnshire village, is within half-a-mile's walk of No.4.

The market town of Horncastle, gateway to the Lincolnshire Wolds (an Area of Outstanding Natural Beauty), lies approximately six miles away. The historic City of Lincoln, the Georgian market town of Louth, Boston and the East Coast are all within 45 minutes' drive.



### Accommodation

Entrance into the property is gained through UPVC doors leading into either the kitchen (to the side) or the reception hall (to the front):

### Reception Hall

A built-in cloaks cupboard; electric panel heater, coved ceiling; single power point; access to the roof space with loft ladder; carpet.

### Lounge 14' 3" x 14' 0" (4.34m x 4.26m)

A dual aspect room, with pleasant views from both windows. An electric wood burner-style heater and feature fireplace; an electric panel heater; TV aerial, BT, and multiple double power points; carpet.

### Kitchen 12' 1" x 8' 4" (3.68m x 2.54m)

Side aspect with pleasant views. Recently fully refitted with: Carron Phoenix sink with mixer tap; ample slate effect worksurfaces over high gloss white base units; space/plumbing for an automatic washing machine and upright fridge freezer; built-in electric AEG combined oven/microwave, with AEG 4-ring induction hob and AEG extractor; wood-effect laminate flooring; tiled splash backs to all work surfaces. An airing cupboard houses the hot water cylinder and provides storage; coved ceiling; electric panel heater; multiple double power points.

### Bathroom

Recently fully refitted suite comprising: large, accessible, level access shower cubicle with remote controlled electric Aqualisa shower, and AKW shower seat; white hand basin and low level WC inset to a storage unit; Mermaid shower panels and splash backs; wall-mounted electric extractor and fan heater; chrome heated towel rail; wood-effect laminate flooring.

### Bedroom 13' 10" x 10' 0" (4.21m x 3.05m)

A spacious dual aspect room. Built-in double wardrobe; coved ceiling; electric panel heater; multiple double power points; carpet.

### Outside

To the rear is a paved patio area and a timber garden shed.

The green spaces around Oaklands are communal and this property benefits from attractive views of these, both down the cul-de-sac and over the garden areas of adjacent properties, without itself being overlooked.





#### Further Information

**Freeholder:** Housing 21 (<https://www.housing21.org.uk/our-properties/search-our-properties/oaklands-woodhall-spa/>). Annual service charge (£235 per month for 2024-25).

**Services:** mains water, electric and drainage.

**Windows/doors:** UPVC double-glazed.

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, LN9 6PH. (01507 601111). Council Tax: Band B (£1,632.65 for 2024-25). EPC Rating = E

**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.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

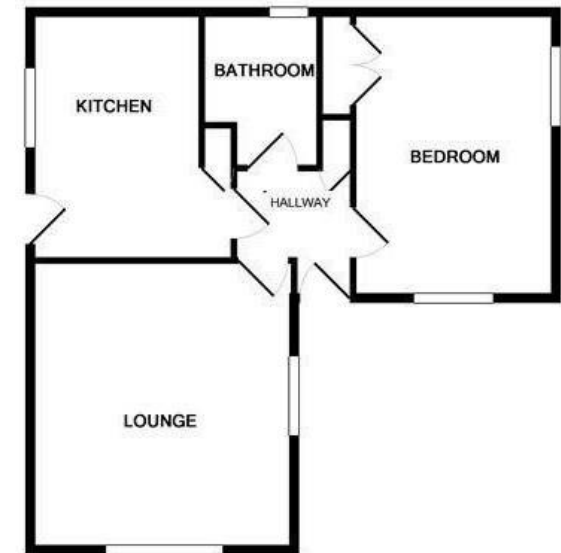
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Brochure prepared 04.06.2024



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