



20 Oaklands

Woodhall Spa, Lincolnshire LN10 6TR

£135,000
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)

Pleasantly situated within a popular warden controlled development for those over 55 years of age. The property was formerly two bedrooms, now altered to provide one bedroom with dressing area. Externally the property enjoys delightful communal gardens, paved courtyard and on-site car parking. The shopping and social facilities of this most 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 uPVC door leading into:



Kitchen 12' 8" x 8' 0" (3.86m x 2.44m)

Having a range of fitted units comprising stainless steel sink drainer inset to worksurface over matching base units including space for automatic washing machine. There is a slot-in electric cooker, wall-mounted cupboards above and filter hood over cooker. There are coved ceilings, night storage heater, emergency pull cord, power points and door to:

Reception Hall

With night storage heater, coved ceiling, power point, access to roof space, emergency pull cord, door to rear courtyard and door to:

Lounge 14' 0" x 14' 0" (4.26m x 4.26m) maximum dimensions

A dual aspect room with electric fire set to decorative surround, coved ceiling, night storage heater, telephone point, emergency pull cord, television aerial point and power points.

Bedroom 17' 0" x 12' 3" (5.18m x 3.73m)

Formerly two bedrooms, now providing a large double bedroom with dressing area. There are two built-in double wardrobes, coved ceiling, two night-storage heaters, emergency pull cord, telephone point and power points.

Shower Room

With a suite comprising large shower cubicle, low-level WC and pedestal wash hand basin. There are coved ceilings and heated towel rail.

Outside

The property is conveniently situated adjoining site parking. The communal grounds are predominantly laid to lawn with a variety of ornamental plants and shrubs to borders. A door leads from reception hall to paved patio courtyard.





Further Information

LEASEHOLD

Mains water, drainage & electric.

Electric central heating & UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH.

DISTRICT COUNCIL TAX BAND = B

EPC RATING = E

THESE PARTICULARS WERE PREPARED IN AUGUST 2024

Property Reference: WO0001 6521



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.

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.

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