



30 Oaklands

Tattershall Road, Woodhall Spa, Lincolnshire LN10 6TR

£119,950

NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



30 Oaklands

Tattershall Road, Woodhall Spa,
Lincolnshire LN10 6TR

Lincoln – 18 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

A purpose built first floor apartment for the over 55s providing easy access to all the shopping and social facilities of this most sought-after Lincolnshire village. Internally this recently redecorated and recarpeted property is further enhanced by two double bedrooms, shower room, kitchen and large lounge/diner having feature box window seat overlooking the village. There is a stair lift to first floor, Careline help system to all units and on-site warden. Externally there is on-site parking and communal lawned gardens. A viewing is highly recommended to fully appreciate the convenient position this property offers.



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 apartments is via a paneled door inset to storm porch with intercom system into:



Communal Reception Hall

Having staircase to first floor with stair lift and door to:

APARTMENT 30

Entrance Hall

With coved ceiling, night storage heater, intercom entry system, power points and door to:

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

An appealing room with deep box window seat providing elevations over Tattershall Road and the elegant period properties opposite. There is an electric fire set to decorative surround, coved ceiling, night storage heater, power points, television aerial point and power points.

Kitchen 13' 2" x 6' 9" (4.01m x 2.06m)

With rear aspect and having a range of fitted units comprising stainless steel single drainer inset to worksurface over base units including space and plumbing for washing machine. There are two built-in larder cupboards, wall mounted units and filter hood over electric cooker. There are coved ceilings, night storage heater, wood effect flooring and ample power points.

Bedroom 1 14' 0" x 9' 2" (4.26m x 2.79m)

Again, with pleasing outlook and having a range of fitted wardrobes, coved ceiling, night storage heater and power points.

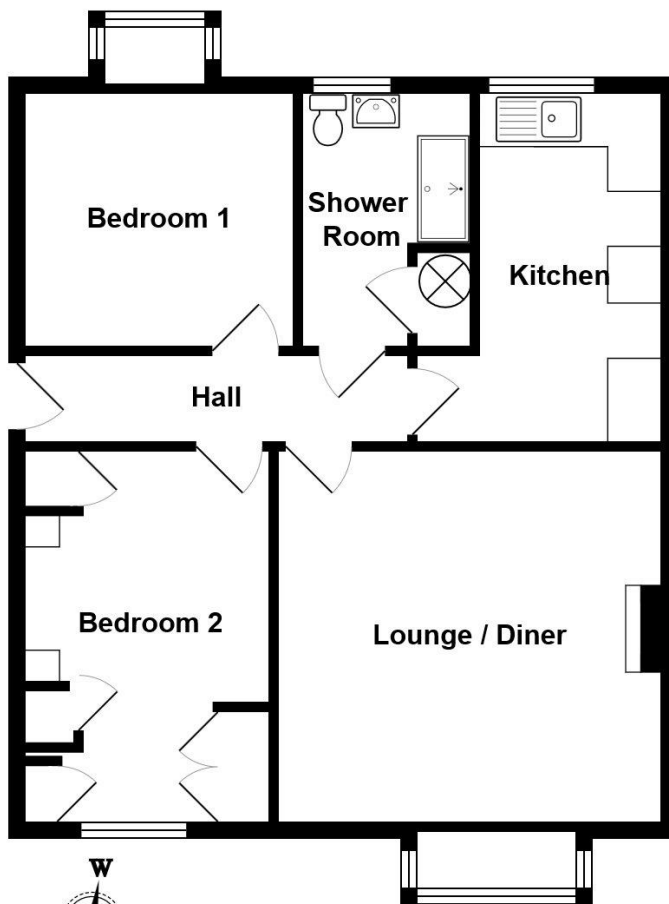
Bedroom 2 9' 10" x 9' 7" (2.99m x 2.92m)

With deep box window seat to rear aspect, coved ceiling, night storage heater and power points.

Shower Room 9' 7" x 6' 5" (2.92m x 1.95m)

With a suite consisting of easy access shower cubicle, pedestal wash hand basin and low-level WC. There is a built-in storage cupboard, heated towel rail and coved ceiling.





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.

Outside

Access to the property can be either off Tattershall Road or via St Leonards Avenue and into Oaklands, approaching to the rear. There is on-site parking and lawned communal gardens. There is an electric charging point for a buggy on the ground floor, small shed to the side of the property, along with a lockable store by the front entrance providing that little extra storage space.

Further Information

LEASEHOLD

Mains Water, Electric & Drainage. Electric Heating. UPVC Double Glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire. Tel: 01507 601111. District Council Tax Band = A
EPC Ratin = C

Property Reference: WO0001 6731

THESE PARTICULARS WERE PREPARED JANUARY 2025

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.