



18 Oaklands
Woodhall Spa, Lincoln, Lincolnshire LN10 6TR

£160,000
NO ONWARD CHAIN

BELL



18 Oaklands

Woodhall Spa, Lincolnshire LN10 6TR

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A well-presented two bedroom bungalow pleasantly situated within this ever popular development for those over 55's. Internally the property is enhanced by dual aspect living room, dining kitchen and stylish shower room. Outside there is a paved patio area, attractive communal gardens and adjoining on-site parking. The development has staff on site for piece of mind and emergency alarm call in all of the rooms. The shopping and many social facilities of this most sought-after Lincolnshire village are all within easy walking distance. Point of interest - the property has the option to be purchased with or without selected furniture and accessories. 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 easily gained through a uPVC door leading into:



Reception Hall

With built-in airing cupboard, electric heater, coved ceiling, power points and door to accommodation including:

Lounge 14' 7" x 14' 7" (4.44m x 4.44m)

A dual aspect room including box bay window to the south west providing excellent natural light. There is an electric coal effect fire set to decorative surround, coved ceiling, electric heater, television aerial point and power points.

Dining Kitchen 15' 4" x 7' 6" (4.67m x 2.28m)

With attractive views over the communal gardens and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine and larder cupboard to one end. There is an electric slot in cooker, tiled splash backs to all worksurfaces, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, electric heater, power points and uPVC door to communal gardens.

Bedroom 1 12' 7" x 11' 0" (3.83m x 3.35m)

With garden views and having full height built-in double wardrobe, coved ceiling, electric heater and power points.

Bedroom 2 8' 7" x 9' 0" (2.61m x 2.74m)

With views over the courtyard patio and having full height built-in double wardrobe, coved ceiling, electric radiator and power points.

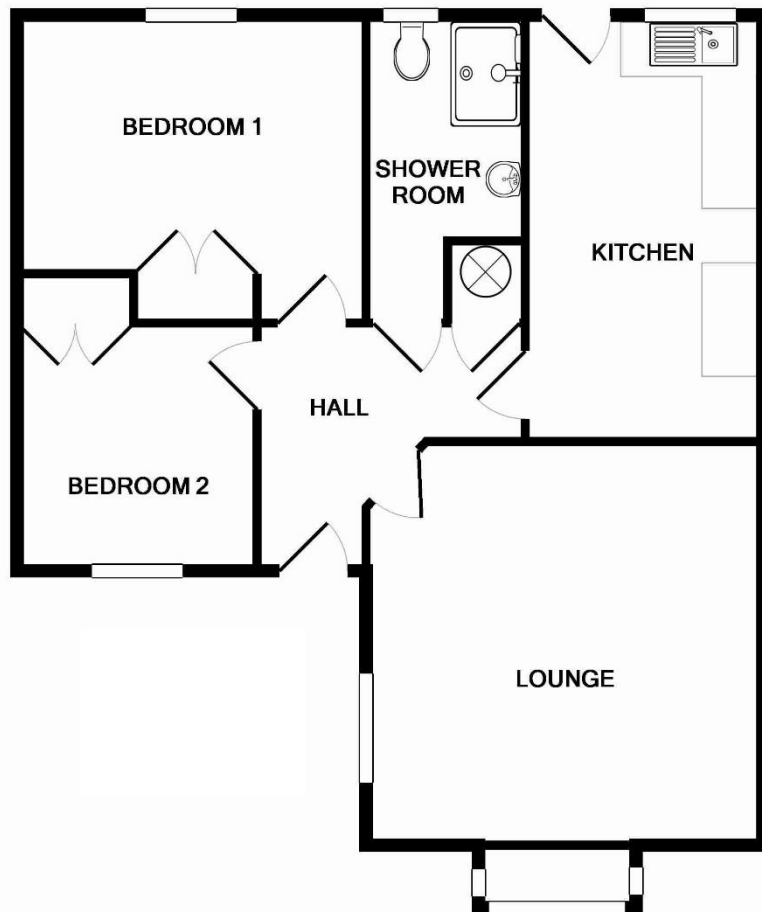


Shower Room

With a stylish white suite comprising large easy access shower cubicle, pedestal wash hand basin and a low-level WC. There is decorative wall tiling, coved ceiling and an electric heated towel rail.

Outside

The property is situated to an appealing position within this thoughtfully designed development for the over 55's. The property has a paved 'Courtyard' patio with outside power point and lawned communal gardens mostly laid to lawn with decorative shrubs to borders. There is on-site parking and street lighting.



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LEASEHOLD

East Lindsey District Council – Tax band: B

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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