



5 Oaklands

Woodhall Spa, Lincoln, Lincolnshire LN10 6TR

£149,950

NO ONWARD CHAIN

BELL

ROBERT BELL & COMPANY



5 Oaklands

Woodhall Spa, Lincolnshire LN10 6TR

Lincoln – 19 miles

Grantham – 33 miles (with East Coast rail link to London)

Boston – 18 miles

(Distances are approximate)

A well-presented detached bungalow pleasantly situated within this popular development for the over 55's. The property is enhanced by a dual aspect lounge/diner with pleasant outlook, kitchen with door to garden and double bedroom. Internally the property has been improved with stylish new kitchen, upgraded fully tiled shower room and heating system. Externally the property has lawned communal gardens and on-site parking. The shopping and social facilities of this most sought-after Lincolnshire village are 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:

Reception Hall

Having built-in cloaks cupboard, electric radiator, coved ceiling, access to roof space, power point and doors to accommodation including:

Lounge/Diner 13' 10" x 14' 4" (4.21m x 4.37m)

A dual aspect room with electric coal-effect fire set to decorative surround, coved ceiling, electric radiator, telephone point, TV aerial point, wood effect flooring and power points.

Kitchen 12' 1" x 8' 5" (3.68m x 2.56m)

With side aspect; having a stylish range of fitted units comprising one and a half sink drainer inset to worksurface on three sides over base units with space and plumbing for dishwasher, washing machine and fridge freezer. There is a four-ring induction hob, electric double oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, electric radiator, power points and uPVC door to side of property. There is a built-in airing cupboard with hot water heater.

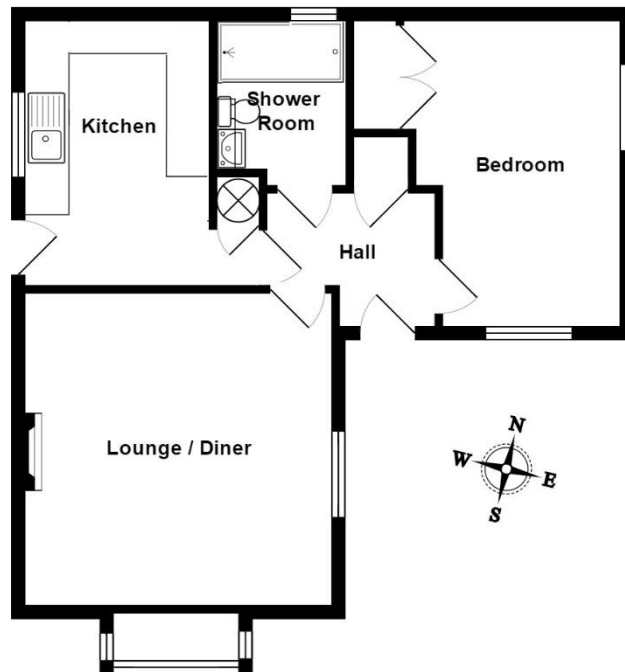


Bedroom 13' 10" x 9' 11" (4.21m x 3.02m)

A dual aspect room with built-in double wardrobe, coved ceiling, electric radiator, TV aerial point and power points.

Shower Room

Being fully wall tiled and having a suite consisting of large tiled shower cubicle, wash hand basin over vanity unit with mirror over and close coupled WC. There is coved ceiling, heated towel rail, shaver light and wall mounted heater.



Links2Lincs floor plans are for guide use only
and should not be relied upon for decision making
information or dimensions and layout accuracy.

OUTSIDE

The front of the property is laid to paved patio having decorative shrubs to borders and path leading to main entrance door. To the rear of the property is a paved patio area with timber shed divided into two sections with electricity, providing storage and access for mobility scooter. There is a water tap and on-site parking. Oaklands Court is an established community and a pleasant place to live having all the delights of Woodhall Spa close at hand.

Further Information - LEASEHOLD

Mains water, electric 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

ENERGY PERFORMANCE 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, 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 09.05.25

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