



**Woodhall Country Park Stixwold Road, Woodhall Spa LN10  
6UJ**

**welcome to**

**Woodhall Country Park Stixwould Road, Woodhall Spa**

The lodge comprises entrance hall, kitchen/living/lounge space, two bedrooms, one with en-suite, main bathroom, off road parking and balcony overlooking lake with a hot tub which is included within the sale.



### **Entrance Hall**

Access via double glazed front door, doors into all rooms.

### **Kitchen/Living Space**

19' 9" x 19' ( 6.02m x 5.79m )

Two sets of double glazed sliding doors leading to balcony overlooking the lake, double glazed windows to all aspects, spacious lounge area opening into kitchen area which comprises a range of floor and wall based cupboards, wash hand basin with drainer, gas hob with extractor fan and electric oven.

### **Bedroom One**

11' 3" x 11' 4" ( 3.43m x 3.45m )

Double glazed window to front, radiator to wall, fitted wardrobes and door into en-suite.

### **En-Suite**

Double glazed window to front, wc, wash hand basin, bath with wall mounted shower, heated towel rail, extractor fan.

### **Bedroom Two**

10' 9" x 9' 4" ( 3.28m x 2.84m )

Double glazed window to side, radiator to wall and a range of fitted furniture.

### **Bathroom**

Double glazed window to side, wc, wash hand basin, bath with wall mounted shower, heated towel rail and extractor fan.

### **Exterior**

Balcony to the rear of the lodge overlooking the lake with space for outdoor dining as well as hot tub which is within the sale. There is also off road parking to the front of the lodge.



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welcome to

## Woodhall Country Park Stixwold Road, Woodhall Spa

- 41 X 20 ABI HARROGATE SITUATED ON THE POPULAR HOLIDAY PARK OF WOODHALL COUNTRY PARK
- BEING OFFERED WITH NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL SECOND HOME/INVESTMENT PROPERTY
- LAKESIDE PLOT

Tenure: EPC Rating: Exempt  
Council Tax Band: Deleted

# £133,000



Please note the marker reflects the  
postcode not the actual property

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
LCR122307 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2  
1EW



[williamhbrown.co.uk](http://williamhbrown.co.uk)