



37a Chestnut House  
Oaklands, Woodhall Spa, Lincoln, Lincolnshire LN10 6TR

£165,000  
NO ONWARD CHAIN





## 37a Chestnut House

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 ground floor apartment providing two bedrooms, superb 20' x 18' dual aspect living room and kitchen diner with large pantry. Outside the property is enhanced by its westerly facing paved terrace and off-street parking. The property is conveniently positioned close to the center of this most sought after of Lincolnshire villages with its wide range of shopping and social facilities. The property also benefits from a bus stop directly outside connecting Lincoln and Boston. 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:

### Entrance Lobby

With feature stone archway and leaded glazed timber door to:

### Reception Hall

With cloak hooks to alcove, delph shelving, radiator, power points and door to:





**Living Room 20' 7" x 18' 9" (6.27m x 5.71m)**

A superb dual aspect room including uPVC double doors to paved courtyard. There is a feature fireplace, moulded cornices, two radiators, power points and wide-open doorway to:

**Kitchen Diner 13' 9" x 10' 11" (4.19m x 3.32m)**

With side aspect and having a range of fitted units comprising sink drainer inset to work surface over base units including space and plumbing for washing machine. There is a four-ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is a radiator, power points and door to **Pantry 10' 6" x 5' 7" (3.20m x 1.70m)** with full height larder cupboard to one end, shelving and strip lighting.

**Bedroom 1 14' 9" into bay x 12' 10" (4.49m x 3.91m)**

A dual aspect room including bay window to the front and having moulded cornices, radiator and power points.

**Bedroom 2 10' 4" into bay x 10' 9" (3.15m x 3.27m)**

With bay window to the front and having coved ceiling, radiator and power points.

**Shower Room**

Being fully wall tiled and having a suite comprising corner shower cubicle and pedestal wash hand basin. There is tiled flooring and a heated towel rail.

**Separate WC**

With a low-level WC and wash hand basin.

**Outside**

The property enjoys a walled west facing paved terrace and parking.

**Further Information**

East Lindsey District Council – Tax band: B

EPC Rating: E

**At least one of the main occupiers must have reached the minimum age of 55.**

**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.





Total area: approx. 108.1 sq. metres (1163.6 sq. feet)

**DISCLAIMER**

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**VIEWING:** By arrangement with the agent's Woodhall Spa Office.  
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