



2 Oaklands
Woodhall Spa, Lincoln, Lincolnshire LN10 6TR

£181,300
LEASEHOLD

BELL



2 Oaklands

Woodhall Spa, Lincolnshire LN10 6TR

Lincoln – 20 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Pleasantly situated within this attractive purpose-built development for the over 55s, this two bedroom bungalow boasts a dual aspect lounge and breakfast kitchen overlooking lawned gardens. The property has been comprehensively updated by the current vendor, including new kitchen and shower room installations.

Oaklands Court is a short walk from all the shopping and social facilities this thriving Lincolnshire village has to offer. There is an on-site warden, lawned communal gardens and parking. A viewing is recommended to fully appreciate the accommodation and setting on offer.



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

Entered into the side through uPVC double glazed obscure door into:

Reception Hallway

With wood effect flooring, electric heating, loft access hatch and wooden doors to accommodation including:



Lounge 14' 6" x 14' 3" (4.42m x 4.34m)

With uPVC double glazed windows to front and rear and having electric fire to styled surround, television point, wood effect flooring and electric heater.

Breakfast Kitchen 15' 4" x 8' 6" (4.67m x 2.59m)

With uPVC double glazed window to rear and having sink and drainer set to square edge worktop, boiling hot water tap and a good range of modern storage units to base and wall levels. There is a Zanussi oven with built-in microwave, Cookology four ring induction hob beneath extractor, integrated fridge, freezer; washing machine and dishwasher. There is wood effect flooring, electric heater, multiple power points and uPVC double glazed obscure patio door to side.

Shower Room 11' 2" x 5' 9" (3.40m x 1.75m)

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to storage unit, walk in shower cubicle with board surround and Mira decor electric shower with monsoon and regular heads over. There is a heated towel rail and tiled flooring.

Bedroom 1 12' 6" x 9' 0" (3.81m x 2.74m)

With uPVC double glazed window to side, electric heater, multiple power points, wood effect flooring and built-in double wardrobe space.

Bedroom 2 8' 9" x 8' 5" (2.66m x 2.56m)

With uPVC double glazed window to side, electric heater, multiple power points, wood effect flooring and built-in double wardrobe space.

Outside

The communal gardens are predominantly laid to lawn with a variety of decorative shrubs to borders. There is on-site parking close to the property.

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.

19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

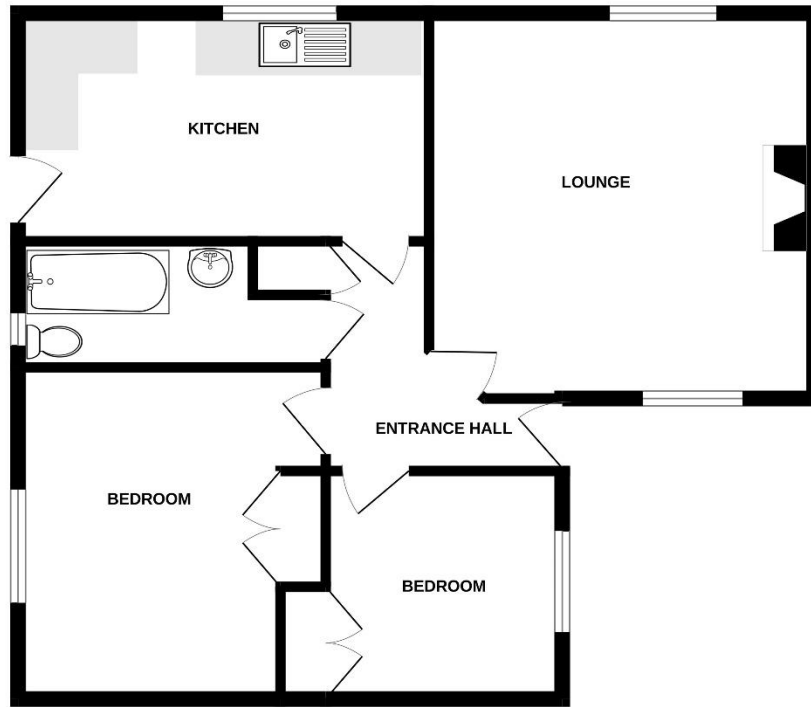
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Brochure prepared 08.07.2025



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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