



Oaklands Park, Roughton Moor Woodhall Spa LN10 6UU

welcome to

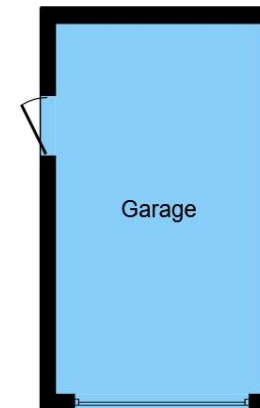
Oaklands Park, Roughton Moor Woodhall Spa

Attractive 2-bedroom park home in the sought-after Oaklands Park, Woodhall Spa. Features include a large living room, dining room, conservatory, kitchen, utility, and master bedroom with dressing room and en-suite. Set in a peaceful location close to Woodhall's shops, cafés and golf club .





Floor Plan



Garage

Entrance Hall

Cloakroom

Lounge

20' 3" x 11' 8" (6.17m x 3.56m)

Dining Room

9' 10" x 12' 11" (3.00m x 3.94m)

Kitchen

Conservatory

Bedroom 1

12' x 9' 7" (3.66m x 2.92m)

En-Suite

Bedroom 2

8' 7" x 9' 6" (2.62m x 2.90m)

Bathroom

Agent's Note

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Oaklands Park, Roughton Moor Woodhall Spa

- Master bedroom with dressing room and en-suite
- Bright living room plus separate dining area
- Sunny conservatory
- Well-maintained private gardens, parking and garage
- Close to Woodhall Spa village centre, shops, cafés, and leisure facilities

Tenure: EPC Rating: Exempt
Council Tax Band: A

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.

offers in excess of



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB116270



Property Ref:
BWB116270 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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