



25 Oaklands  
Woodhall Spa, Lincoln, Lincolnshire LN10 6TR

£139,999  
LEASEHOLD





## 25 Oaklands

Woodhall Spa, Lincolnshire LN10 6TR

Lincoln – 19 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A well-presented two bedroom bungalow pleasantly situated to an appealing development for those over 55. The property is enhanced by its triple aspect lounge and stylish kitchen. The development has attractive communal gardens, on-site parking and emergency assistance facility in all the rooms. The many shopping and social facilities of this most sought-after Lincolnshire village are all within easy walking distance. NO ONWARD CHAIN.



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 entrance door leading into:

### **Entrance Hall**

With electric heater, coved ceiling, built-in airing cupboard, power points and door to:



**Lounge 17' 11" x 15' 4" (5.46m x 4.67m)**

A triple aspect room having feature electric fire set to decorative surround, coved ceiling, electric radiator, television point and power points.

**Kitchen 12' 1" x 8' 3" (3.68m x 2.51m)**

Overlooking and having uPVC door to the gardens. There is a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot-in electric cooker (oven believed to be faulty), wall mounted cupboards above and filter hood over the cooker. There are coved ceilings, electric heater, wood effect flooring and power points.

**Bedroom 1 12' 7" x 7' 8" (3.83m x 2.34m)**

With front aspect and having built-in full height double wardrobe, coved ceiling, electric heater and power points.

**Bedroom 2 9' 1" x 9' 0" (2.77m x 2.74m)**

With front aspect and having coved ceiling, electric heater and power points.

**Shower Room 7' 8" x 5' 9" (2.34m x 1.75m)**

A brand new white suite comprising tiled shower cubicle with glass panel, wash hand basin over modern drawer vanity unit, mirrored wall hung cupboard and a low-level WC. There is handrail, wall hung mounted heater and a heated towel rail.

**Outside**

The property is situated within attractive communal gardens. The site has plenty of on-site parking and assistant warden.

**East Lindsey District Council – Tax band: B**

**EPC Rating: D LEASEHOLD**

**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.

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**Floor Plan**

Total floor area 62.0 sq. m. (667 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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