



28 Oaklands
Woodhall Spa, Lincoln, Lincolnshire LN10 6TR

£125,000
NO ONWARD CHAIN





28 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)

Conveniently situated close to the center of this most sought-after Lincolnshire village and a short walk to its many social and shopping facilities. This two double bedroom ground floor apartment has been recently upgraded with a stylish new kitchen and forms part of an appealing development for those over 55. Set to attractive communal gardens there is ample parking and with on-call assistance. A viewing is recommended to appreciate the accommodation and setting on offer. 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 apartments is via a paneled door inset to storm porch with intercom system into:

Communal Reception Hall

Providing door into:



APARTMENT 28

Reception Hall

With electric heater, power point, intercom entry system and door to:

Lounge 14' 3" x 14' 0" (4.34m x 4.26m)

With box bay window to front aspect and having electric coal effect fire set to decorative surround. There is coved ceiling, T.V point, electric heater and power points.

Kitchen 13' 2" x 6' 9" (4.01m x 2.06m)

Overlooking the communal gardens and having a newly fitted range of stylish units including sink drainer with mixer tap inset to ample worksurface over base units including space and plumbing for washing machine. There is a four-ring electric hob over electric oven, wall mounted cupboards above including filter hood over the hob. There is coved ceiling, electric heater and power points.

Bedroom 1 14' 0" x 9' 2" (4.26m x 2.79m)

With front aspect and having a full height fitted double wardrobe, electric heater and power points.

Bedroom 2 9' 10" x 9' 7" (2.99m x 2.92m)

With box bay window overlooking communal gardens and having coved ceiling, radiator and power points.

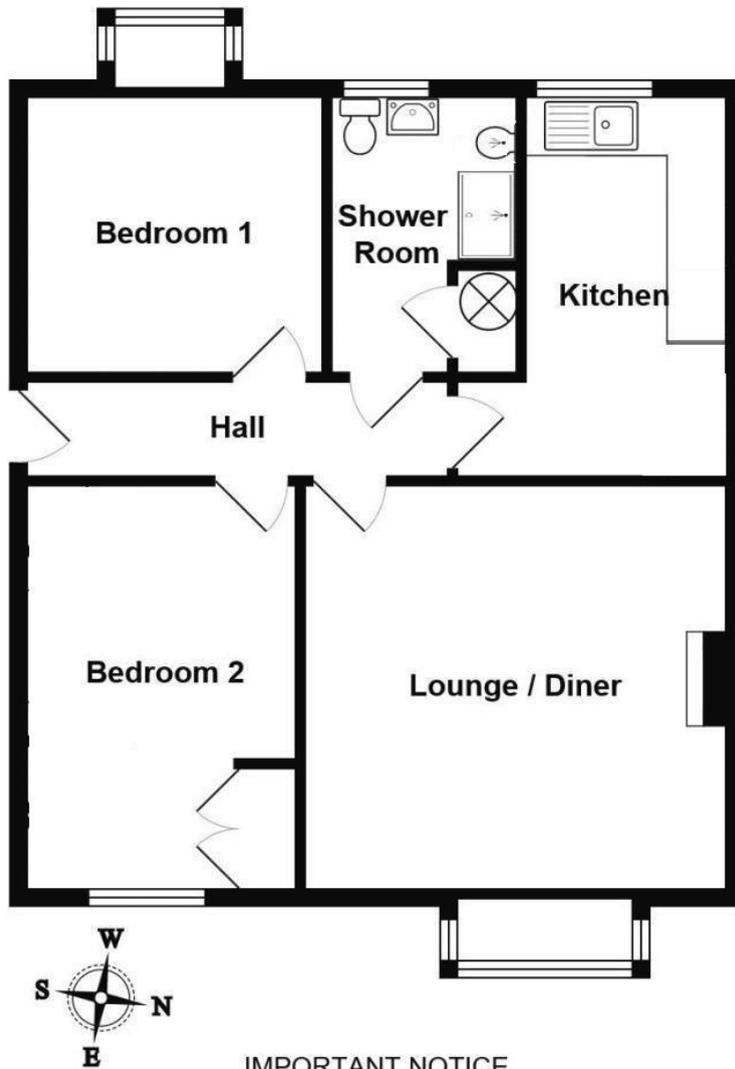
Shower Room 9' 7" x 6' 5" (2.92m x 1.95m)

With a four-piece suite comprising shower cubicle, pedestal wash hand basin, bidet and a low-level WC. There is a built-in airing cupboard, coved ceiling and electric heater.

Outside

Access to the property can be either off Tattershall Road or via St Leonards Avenue and into Oaklands, approaching to the rear. There is on-site parking, attractive lawned communal gardens and a garden shed.





IMPORTANT NOTICE

Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.

DISCLAIMER

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LEASEHOLD
 East Lindsey District Council – Tax band: A
 EPC Rating: D

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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