



35 Gibson Court

Tattershall Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6WP

£299,950
NO ONWARD CHAIN

BELL



35 Gibson Court

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Lincoln – 19 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Gibson Court - Situated within the most sought-after Lincolnshire village of Woodhall Spa, Gibson Court is an exclusive retirement living complex for the over 60's and easy walking access to the village center. The development offers a multitude of amenities entertainment and attractions right on the doorstep including many shopping, social and sporting facilities such as tennis, green bowling and of course the world class golf course. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and landscaped gardens for socializing. There is also a hotel-style guest suite as a convenient alternative when people come to stay and can be booked for a nominal sum. Gibson Court retirement living development is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious apartment. All McCarthy Stone apartments are designed with intelligent ergonomics and modern methods of construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms, fire detection and door camera entry, so you can see who it is before answering the door. A viewing is highly recommended to fully appreciate the standard of fitment and setting on offer. There is on-site parking and provisions for mobility scooter storage and charging subject to agreement with McCarthy Stone. Note of Interest; Some of the furniture may be available by separate negotiation.





Access

A lift and staircase provide access to the first-floor landing and door to the apartment.

Accommodation

Entrance into this first-floor apartment is gained from the landing into:

Entrance Hall

With ceiling spotlights, electric heater, power points, intercom system for visitor entry and door to:

Living Room 23' 4" x 11' 9" (7.11m x 3.58m) max

With views from the front of Gibson Court through **Juliette Balcony** and having electric heater, power points, television and telephone point. There is a door to:

Kitchen 7' 9" x 7' 2" (2.36m x 2.18m)

With views from the front and having a stylish range of fitted units comprising sink drainer inset to worksurface over base units including integral fridge and freezer. There is a four-ring electric hob, electric oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is wood effect flooring, ceiling spotlights and ample power points.

Bedroom 1 12' 8" x 10' 6" (3.86m x 3.20m)

With front aspect and having electric heater, power points, **Deep Walk-In Wardrobe/Storage 6' 7" x 4' 8" (2.01m x 1.42m)** and door to **En-Suite 7' 1" x 6' 8" (2.16m x 2.03m)** with large shower cubicle, wash hand basin over vanity unit and a low-level WC. there is tiled flooring, ceiling spotlights, shaver point and a heated towel rail.

Bedroom 2 10' 9" x 9' 4" (3.27m x 2.84m)

With front aspect currently used as a home office/hobby room having electric heater and power points.

Shower Room

With tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. There is tiled flooring, ceiling spotlights, and heated towel rail.

Utility Cupboard 6' 3" x 4' 7" (1.90m x 1.40m) max

With space and plumbing for washing machine, shelving and lighting.

**East Lindsey District Council – Tax band: B
EPC RATING - B**





Service Charge

- * House Manager on-site Monday-Friday 9-3
- * 24-hour emergency call system
- * Cleaning of communal windows
- * Water rates for communal areas and apartments
- * Electricity, heating, lighting and power to communal areas
- * Upkeep of gardens and grounds
- * Repairs and maintenance to the interior and exterior communal areas
- * Contingency fund including internal and external redecoration of communal areas
- * Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £4,840.78 per annum (up to financial year end 28/02/2025)

Lease Information

Lease Length: 999 years from 1st Jan 2021

Ground rent: £495 per annum

Ground rent review: May-31

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Additional Information and Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

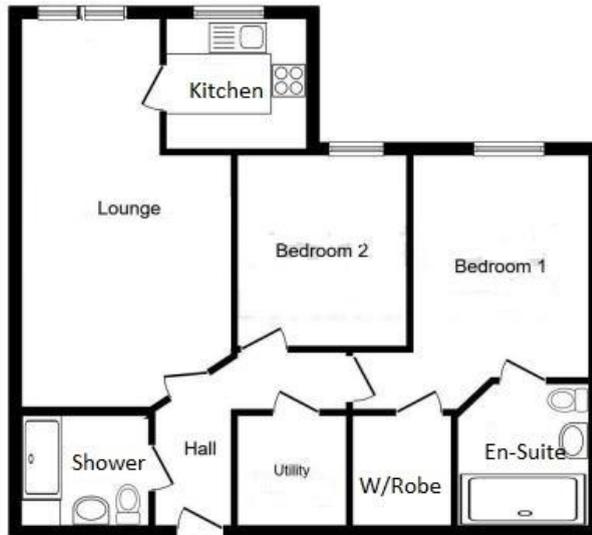
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Brochure prepared 10.03.2026



Total floor area 71.6 sq.m. (771 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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