



3 Oaklands Court

Woodhall Spa, Lincoln, Lincolnshire LN10 6TR

£175,000

NO ONWARD CHAIN



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Lincoln – 19 miles
Metheringham Railway Station – 9 miles (with direct link to Lincoln)
Grantham – 31 miles (with East Coast rail link to London)
Boston – 17 miles

(Distances are approximate)

A well-presented two-bedroom semi-detached bungalow situated within this warden controlled, purpose-built development for the over 55s. The property is pleasantly situated to a corner position and benefits from UPVC double glazed windows and doors and emergency call system in all rooms. The shopping and social facilities of this most sought-after Lincolnshire village are all within easy walking distance.

Woodhall Spa offers a good range of shopping and social facilities including a thriving café culture. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, Jubilee Park with its open air seasonal swimming pool and gym 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 door leading into:

Entrance Hall

Having built-in airing cupboard, coved ceiling, night storage heater, emergency pull cord, access to roof space and doors leading to accommodation including:





Kitchen 8' 8" x 8' 4" (2.64m x 2.54m)

With a range of fitted units comprising stainless steel sink drainer inset to work surface over matching base units including washing machine, under counter fridge with freezer compartment, mini freezer and microwave. There are wall-mounted cupboards above and slot-in electric cooker with filter hood over. Having tiled splashbacks to all work surfaces, coved ceiling, power points and emergency pull cord.

Lounge 14' 6" x 14' 2" (4.42m x 4.32m)

A dual aspect room with front and rear views over the gardens. There is an electric 'log' effect fire with decorative surround, coved ceiling, television aerial point, night storage heater, telephone point and emergency pull cord and PVC patio doors to communal gardens.

Bedroom 1 12' 7" x 11' 1" (3.83m x 3.38m)

With rear aspect and having built-in double wardrobe, coved ceiling, night storage heater, power points and emergency pull cord.

Bedroom 2 15' 3" x 8' 5" (4.65m x 2.57m)

This room enjoys a dual aspect view over the garden, having coved ceiling, night storage heater, power points and emergency pull cord.

Shower Room

Being fully wall tiled, with a suite comprising large 'walk-in' shower cubicle with seat, wash hand basin over vanity unit and low-level WC. There is a coved ceiling, heated towel rail, electric heater and emergency pull cord.

Outside

The property is pleasantly situated to a corner position within this purpose-built development and enjoys lawned gardens to the rear with patio area and a variety of ornamental plants and shrubs to the borders. There is a ramp from the communal gardens leading to the lounge patio doors. There is a timber garden shed, outside lighting and communal parking spaces.





The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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.

Further Information

Mains electricity, water & drainage. Night storage heating. UPVC double glazing. LEASEHOLD. Over 55s development.

East Lindsey District Council – Tax band: B
EPC Rating: D

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VIEWING: By arrangement with the agent's Woodhall Spa office. 19 Station Road, Woodhall Spa. LN10 6QL.

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Use only as a guide, not as an accurate plan.

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