



37 Gibson Court  
Tattershall Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6WP

£299,950  
NO ONWARD CHAIN





## 37 Gibson Court

Tattershall Road, Woodhall Spa LN10 6WP

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 development for the over 60's. These private retirement homes in this gated community, share attractive communal facilities and an amazing location close to the heart of Woodhall Spa. With easy walking access to the village center, this retirement living development offers a multitude of amenities entertainment and attractions right on the doorstep. This retirement living development in Woodhall Spa offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over 60s. 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 retirement apartment. You'll enjoy stylish well-maintained communal spaces, including the well-appointed lounge with free Wi-Fi, and a lush, landscaped garden - ideal for meeting your friends, neighbours and family for a drink and a chat. All our new retirement 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, as well as the reassurance of a manager on-site in office hours, Monday to Friday.





### **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 through an entrance door into:

### **Entrance Hallway**

With ceiling spotlights, electric heater, power points and door to:

### **Living Room 23' 4" x 12' 0" (7.11m x 3.65m) narrowing to 8' 1" (2.46m)**

With views towards the front of Gibson Court and having electric heater, power points, television point and door to:

### **Kitchen 7' 9" x 7' 3" (2.36m x 2.21m)**

With front aspect and having a stylish and well-equipped range of fitted units comprising sink drainer inset to worksurface over base units including integral dishwasher, fridge and freezer. There is a four-ring electric hob, electric oven and wall mounted cupboards above with down lighting and filter hood over the hob. There are ceiling spot lights and ample power points.

### **Bedroom 1 15' 3" max x 10' 5" (4.64m x 3.17m)**

With front aspect and having electric radiator, power points, telephone point, door to en-suite and door to **Walk-In Wardrobe 7' 7" x 6' 6" (2.31m x 1.98m)** with hanging rails, shelving and lighting. **En-Suite 7' 1" x 6' 7" (2.16m x 2.01m)** with a suite comprising tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. There is tiled flooring, shaver point and heated towel rail.

### **Bedroom 2 10' 7" x 9' 0" (3.22m x 2.74m)**

With front aspect and having electric radiator, power points and television point.

### **Shower Room**

With stylish white suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low level w.c. There is tiled flooring, shaver point and a 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.

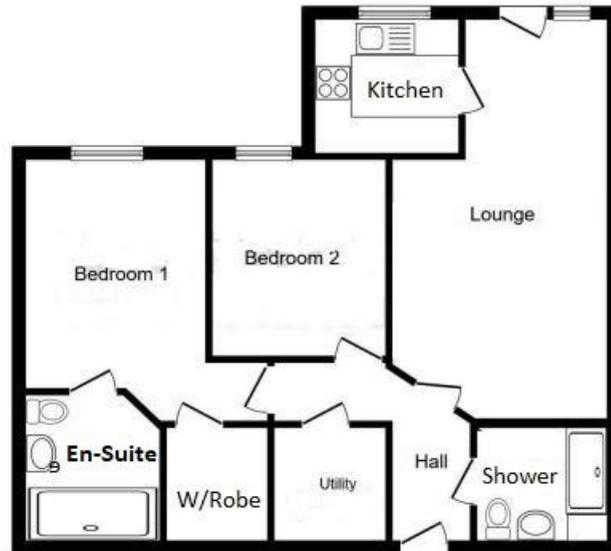
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Brochure prepared 17.03.2026



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