



26 Oaklands
Woodhall Spa LN10 6TR

£119,950
NO ONWARD CHAIN

BELL

ROBERT BELL & COMPANY

A one bedroom detached bungalow situated within this purpose-built development for the over 55s. The property is located a short walk from the centre of this most sought-after Lincolnshire village with its wide range of shopping and social facilities. Oaklands Court enjoys communal gardens, onsite warden, parking and all the rooms have emergency pull cords.



26 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)

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 door leading to:

Reception Hall

With built-in cloaks cupboard, coved ceiling, night storage heater and door to:

Lounge 14' 3" x 13' 10" (4.34m x 4.21m)

A dual aspect room and having electric feature fire set to decorative surround, coved ceiling, night storage heater, television point and power points.

Kitchen 12' 0" x 8' 5" (3.65m x 2.56m)

With rear aspect and having a range of fitted units comprising stainless steel sink drainer inset to work surface over base units including space and plumbing for washing machine. There is a slot in electric cooker, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, night storage heater, power points and UPVC door to rear.

Bedroom 14' 0" x 10' 0" (4.26m x 3.05m) max

A dual aspect room having built-in double wardrobe, coved ceiling and power points.

Shower Room

With a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling and a heated towel rail.

Outside

The property stands within lawned communal gardens. There is on-site parking.

Further Information

Mains electric, water & drainage. Electric heating. UPVC double glazing. **LEASEHOLD.**

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle LN9 6PH. Tel No: 01507 601111
DISTRICT COUNCIL TAX BAND = B

EPC RATING = E

Service Charge: from 1/4/2022 = £176.39pcm

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.

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.

THESE PARTICULARS WERE PREPARED JANUARY 2023

Property Reference: WO0001 6072

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given.
Mark 009 10/2022 03/23