



## Oaklands Park, Roughton Moor, Woodhall Spa, LN10 6UU

- SPACIOUS DETACHED property on a SELECT SITE, PETS ALLOWED including dogs, at site owners' discretion
- NEW 2024 detached GARAGE WORKSHOP (with light, power, own electrical consumer unit, metal up & over vehicular door and pedestrian metal side door), BLOCK paved DRIVE
- UPVC double glazing incl external doors, Mains GAS CENTRAL HEATING with previously replaced boiler, external lighting and water tap
- Fitted KITCHEN BREAKFAST room incl 4 SEAT breakfast bar, APPLIANCES: electric fan assisted oven, 4 ring gas hob, fridge freezer, washing machine, and there is a boiler storage cupboard
- TWO DOUBLE bedrooms (including built-in and walk-in wardrobes), TWO bath/shower rooms, TWO receptions, ONLY a council tax band 'A'
- LAWNED front GARDEN & LOW MAINTENANCE artificial grass rear fully fenced GARDEN, having a paved PATIO, double fronted metal SHED
- Dual aspect LOUNGE incl bow window, FEATURE fireplace with coal effect gas fire, recessed illuminated shelf, OPEN plan to the DINING ROOM, BOTH rooms having ceiling & 2 wall lights
- SHOWER WET ROOM with hand basin in vanity unit with soft close cupboard under, shaver point, back to wall toilet, shower rail & curtain, inset flush fit floor drain, EN-SUITE SHOWER

**Price £98,000**



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## DESCRIPTION

A spacious, 2 double bedroom (incl with walk-in wardrobe and built in wardrobes/furniture), 2 bath/shower room, 2 reception, detached home with new 2024 detached garage workshop (having light, power, own electrical consumer unit, metal up & over vehicular door and pedestrian metal side door), block paved drive, lawned front garden & low maintenance artificial grass fully fenced rear garden (having a paved patio and double fronted metal shed), all in a select site where pets, including dogs, are allowed at the site owners discretion, on the edge of the sought after, well serviced, historic large village of Woodhall Spa, home of the National Golf Centre.

It also benefits from UPVC double glazing incl external doors, mains gas central heating with previously replaced boiler, external lighting & water tap, and the council tax band for this property is only an 'A'.

This is a beautiful Tingdene 40 x 20ft 'Dolben Lodge' park home, and includes recessed front door, 'L' shaped entrance hall (with 2 ceiling lights & built in cupboard), spacious dual aspect lounge (with bow window and feature fireplace having coal effect gas fire, and a recessed illuminated shelf), that is open plan to the dining room (with each of these rooms having ceiling light & 2 wall lights), fitted kitchen breakfast room (incl 4 seat breakfast bar, and appliances: electric fan assisted oven, 4 ring gas hob, fridge freezer, washing machine, and there is a boiler storage cupboard).

There is also the shower wet room (with hand basin in vanity unit with soft close cupboard under, shaver point, back to wall toilet, shower rail & curtain, inset flush fit floor drain), master bedroom with both a walk-in wardrobe (having light and radiator) and an en-suite shower room (incl corner shower cubicle and shaver point), and the second double bedroom (that has a range of built in furniture including triple and double wardrobes, chest of drawers with light and mirror over etc).

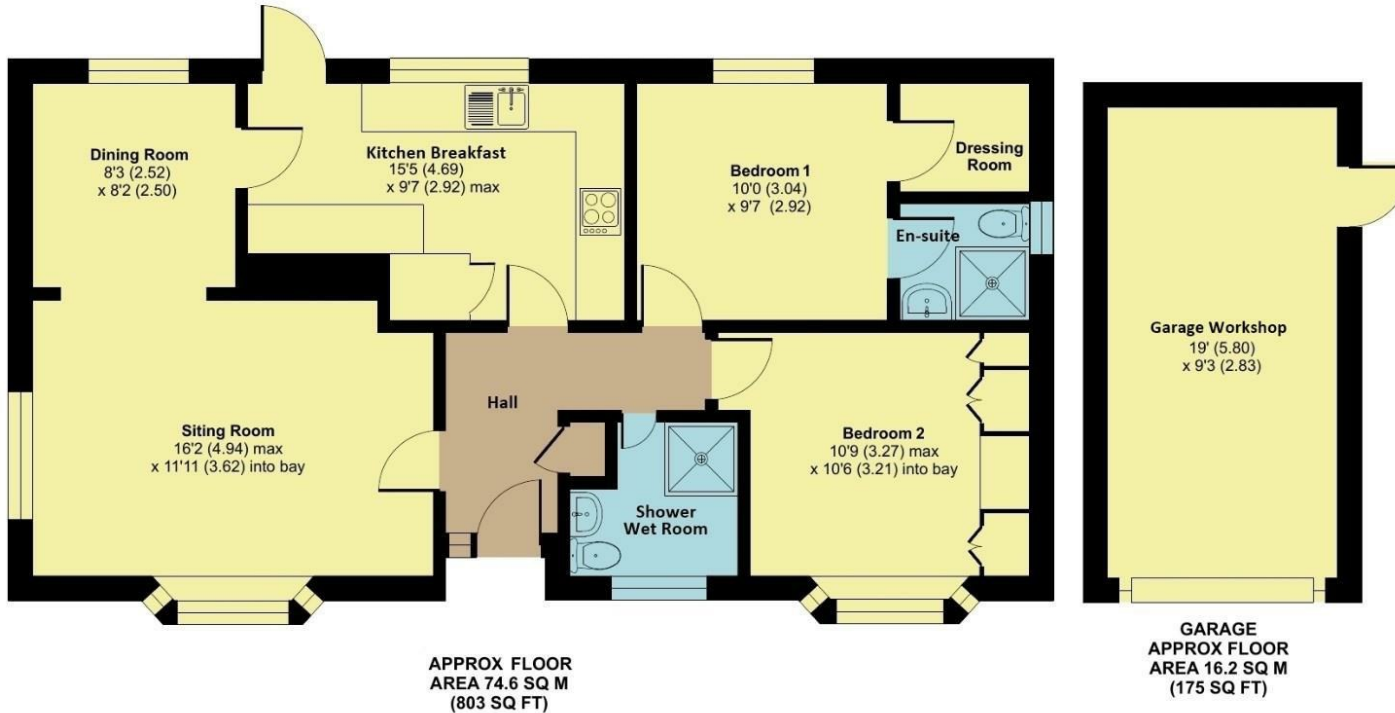
The site fees are £216.09 pcm.





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Approximate Area = 803 sq ft / 74.6 sq m  
Garage = 175 sq ft / 16.2 sq m  
Total = 978 sq ft / 90.8 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1440913

## Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.