



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

- SUPERB and SPACIOUS, IMMACULATE, DETACHED property on a SELECT SITE, PETS ALLOWED including dogs, at site owners' discretion, with NO 'upward CHAIN'
- NEW 2019 BOILER (serviced annually), NEW 2019 RADIATORS incl doubles, NEW 2018 UPVC DOUBLE GLAZING (10 year warranty) incl FRENCH & external doors, 2019 painted externally
- Mains GAS CENTRAL HEATING, PVC fascias, external lighting and water tap
- OPEN PLAN DINING ROOM incl FRENCH doors to outside living area
- TWO DOUBLE bedroom (including built-in quadruple and quintuple wardrobes), Tingdene 'Villa Twin' h paved DRIVE, CORNER plot, ONLY a council tax band 'A'
- BEAUTIFUL wrap around front GARDEN with lawn, plants, shrubs, specimen trees, LOW MAINTENANCE SECURE, PRIVATE outside space with 2 patios & quality artificial grass
- VERY SPACIOUS dual aspect LOUNGE including bow window, 2 ceiling & 2 wall lights, FEATURE fireplace, MARBLE background & hearth, inset coal living flame effect electric fire
- Fitted KITCHEN BREAKFAST incl display lighting, built in PANTRY cupboard & boiler/storage cupboard, double glazed external side door

Price £115,000

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DESCRIPTION

A superb and spacious, immaculately presented, 2 double bedroom (incl built-in quadruple & quintuple wardrobes), Tingdene 'Villa Twin' home, on a corner plot with block paved drive, beautiful wrap around established garden (with lawn, plants incl dahlia, shrubs, specimen trees & pergola), low maintenance, secure and private outside space (with 2 patios, quality artificial grass & double fronted metal shed), all in a select site where pets, incl 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, and there is NO 'upward CHAIN'.

It also benefits from mains gas central heating with new 2019 boiler (serviced annually), new 2019 radiators incl doubles, new 2018 UPVC double glazing incl French & external doors (10 year warranty), PVC fascias, new 2014 external bespoke metal hand rails, painted externally in 2019, external lighting & water tap, and is only a council tax band 'A'.

This beautiful home consists of very spacious dual aspect lounge (incl bow window, 2 ceiling & 2 wall lights and a feature fireplace incl marble background & hearth with an inset coal living flame effect electric fire), open plan to the dining room (having French doors to the outside living area), fitted kitchen breakfast room (incl display lighting, built in pantry cupboard & boiler/storage cupboard, UPVC double glazed external side door, built in Neff appliances: stainless steel/glazed electric oven, fan assisted with LCD display, stainless steel gas hob, filter hood, and space/plumbing for fridge freezer & washing machine).

There is also the inner hall, shower room (fully wall tiled & having corner quadrant shower with curved glass sliding doors, built in furniture to incl hand basin in vanity unit, base & wall cupboards, illuminated mirror & back to wall toilet), and the 2 double bedrooms (incl built-in quadruple and quintuple wardrobes).

Monthly site fee is £167.71 pcm.

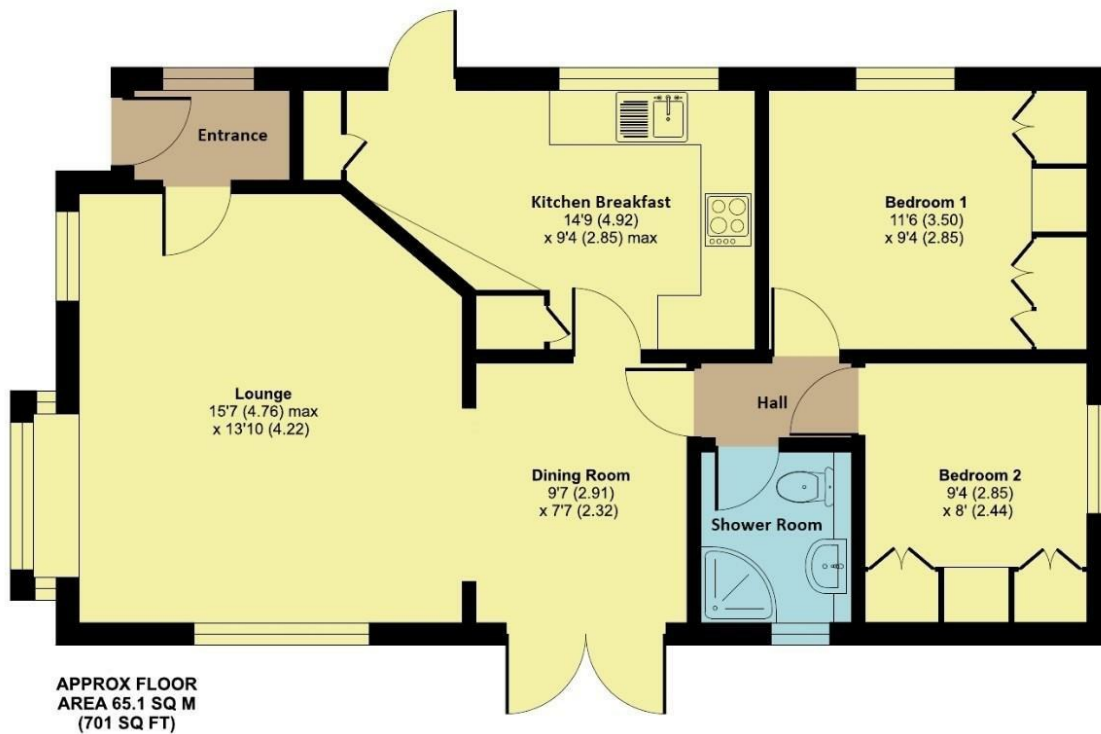




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Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1361365

Viewings

Please contact 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.



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