



Oaklands Park, , Woodhall Spa, LN10 6UU

- GENEROUS PLOT with SPACIOUS DETACHED BUNGALOW park home having, with NO 'upward CHAIN', on a SELECT SITE, PETS ALLOWED incl dogs at site owners discretion
- DETACHED GARAGE (with metal up & over vehicular door and pedestrian side door, light & power), block paved tandem DRIVE for 2 CARS, metal SHED, aluminium GREENHOUSE
- UPVC double glazed incl external doors, Mains GAS CENTRAL HEATING with NEW 2023 Worcester boiler (serviced annually), external lighting and water supplies
- Fitted KITCHEN with solid wood fronted units incl full height pantry unit, slot in gas cooker (fan assisted oven, separate grill & LCD) space/plumbing for fridge freezer, washing machine
- THREE BEDROOMS (two DOUBLES & GENEROUS third), W.C with SHOWER WET ROOM, SPACIOUS lounge diner, ONLY council tax band 'A'
- GENEROUS GARDENS incl FRONT, SIDE & SOUTH WEST facing REAR incl lawned front, low maintenance, fully fenced, side & rear, incl brick raised beds of plants & shrubs etc
- Dual aspect LOUNGE incl BAY window, 2 ceiling lights and FEATURE open fireplace having exposed brick surround & tiled hearth
- UTILITY/STORE room incl worktop, base unit, space for full height appliance

Guide Price £140,000



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DESCRIPTION

On a generous plot, this is a spacious 3 bedroom (2 doubles & generous third), W.C. with shower wet room & spacious lounge diner, detached bungalow park home, with a detached garage, drive for 2 cars, generous gardens front, side & south west facing rear, 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 UPVC double glazing incl external doors, mains gas central heating with new 2023 Worcester boiler (serviced annually), bedroom furniture included, external lighting & water tap, and is only a council tax band 'A'.

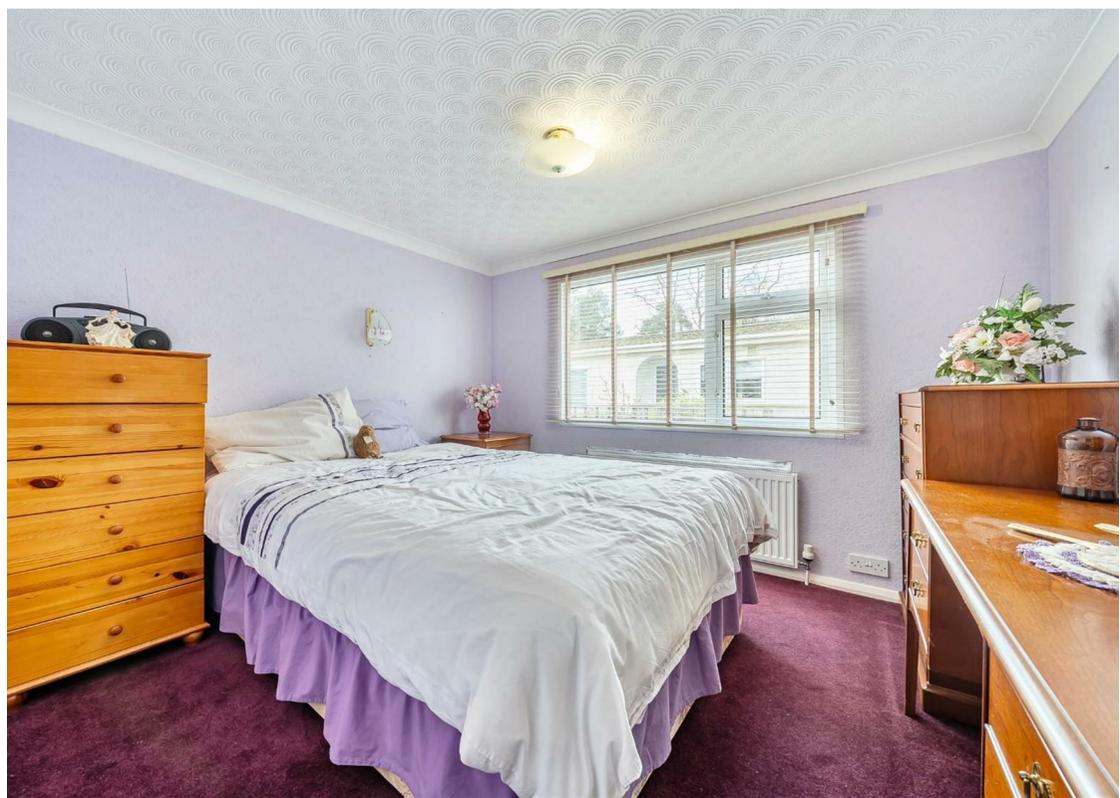
Outside is the block paved tandem drive for 2 cars to the detached garage (having metal up & over vehicular door and pedestrian side door, light & power), generous gardens front, side & south west rear (incl lawned front, low maintenance extensively paved with some slate chipping, fully fenced, side & rear, incl brick raised beds of plants & shrubs, 2 small feature ponds, double fronted metal shed & aluminium framed greenhouse).

This unusually large 45 x 20ft park home, consists of recessed front door porch with light, spacious dual aspect lounge (with bay window, 2 ceiling lights and feature open fireplace having exposed brick surround & tiled hearth), inner hall (with 2 ceiling lights & built in cupboard), fitted kitchen (with solid wood fronted units incl full height pantry unit, slot in gas cooker (fan assisted oven, separate grill & LCD) & space/plumbing for fridge freezer, washing machine) and a utility/store room (incl worktop, base unit, space for full height appliance).

There is also the W.C. & shower wet room (incl 2 doors to built in full height cupboard, toilet, fully wall tiled wet room with monsoon & flexible hose shower heads, hand basin and inset flush floor drain) and the three generous bedrooms.

The monthly site fee is £167.





Oaklands Park, Roughton Moor, Woodhall Spa, LN10

Approximate Area = 891 sq ft / 82.7 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1069 sq ft / 99.2 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 2026. Produced for Hunters Property Group. REF: 1421050

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.

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.



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