



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

- CORNER PLOT, SUPERB and SPACIOUS, IMMACULATE, DETACHED property on a SELECT SITE, PETS ALLOWED including dogs, at site owners' discretion
- Detached GARAGE WORKSHOP (with REMOTE controlled roller shutter door, light, power and pedestrian metal side door), BLOCK paved TANDEM length DRIVE for 2 CARS
- NEW 2021 UPVC double glazing incl external door, COMPOSITE front door, Mains GAS CENTRAL HEATING with previously replaced boiler serviced annually, external lighting, 2x water supplies
- NEW 2018 Fitted KITCHEN BREAKFAST room incl 4 SEAT breakfast bar, BUILT-IN appliances, SPACE/plumbing for French/American style fridge freezer, dishwasher and washing machine
- TWO DOUBLE bedrooms (including built-in and walk-in wardrobes), TWO bath/shower rooms, TWO receptions, ONLY a council tax band 'A'
- WOOD CHIPPED front and side GARDENS, LOW MAINTENANCE paved rear GARDEN fully fenced and with brick raised beds of plants and shrubs
- Dual aspect LOUNGE (with FEATURE NEW fireplace having marble background and remote controlled log living flame effect fire), OPEN plan to the DINING ROOM, BOTH rooms with bow windows
- REPLACED BATHROOM with fully tiled walls, bath having mixer taps incl wall mounted shower extension, shaver point, EN-SUITE SHOWER room incl corner shower cubicle and shaver point

Price £140,000



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DESCRIPTION

On a corner plot, a spacious, immaculately presented, 2 double bedroom (incl with walk-in wardrobe and built in wardrobes/furniture), 2 bath/shower room, 2 reception, detached home with detached garage workshop (having remote controlled roller shutter door, light, power and pedestrian metal side door), block paved tandem length parking for 2 cars, wood chipped front and side gardens, low maintenance paved rear garden (fully fenced and with brick raised beds of plants and shrubs), 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 new 2021 UPVC double glazing incl external door and composite front door, new 2018 fitted kitchen breakfast room, new fireplace having marble background and remote controlled fire, replaced flooring, fitted 2 x ceiling fan lights incl remote controlled, new Plantation blinds are included, fitted remote controlled roller shutter door to the garage workshop, new patio, new fencing, 2025 re-painted externally, mains gas central heating with previously replaced boiler serviced annually, external lighting, 2 x water supplies, 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 built in cupboard), spacious dual aspect lounge (with bow window and feature fireplace having new fireplace with marble background and remote controlled log living flame effect electric fire), that is open plan to the dining room (also having bow window), new 2018 fitted kitchen breakfast room (incl 4 seat breakfast bar, built in Hotpoint electric double oven (having fan assisted and LCD display) and canopy hood extractor, Bush induction hob, space/plumbing for French/American style fridge freezer, dishwasher and washing machine, built in cupboard).





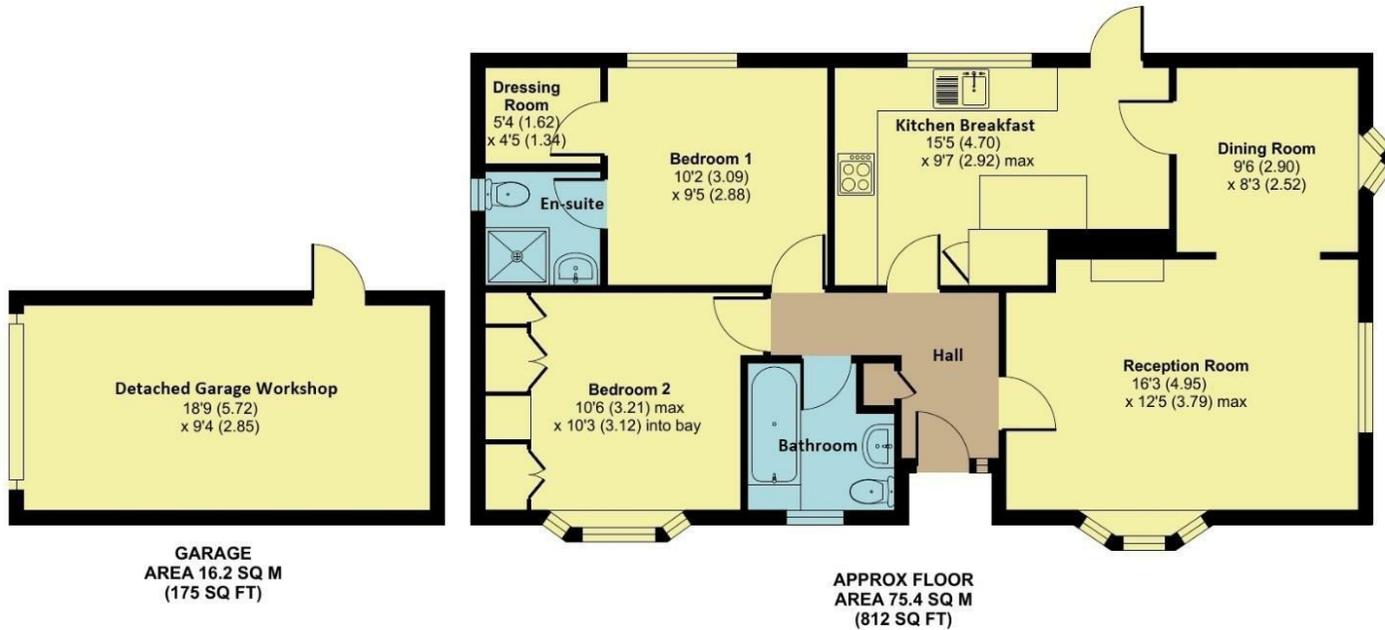
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Approximate Area = 812 sq ft / 75.4 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 987 sq ft / 91.6 sq m

For identification only - Not to scale



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.

 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: 1299582

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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