



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

- EXTRA-LARGE PLOT, SUPERB and SPACIOUS DETACHED property with a rarely available green VIEW on a SELECT SITE, NO 'upward CHAIN', PETS ALLOWED incl dogs, at site owners discretion
- BLOCK paved TANDEM length DRIVE, TWO double fronted metal SHEDS
- UPVC double glazing incl external doors, Mains GAS CENTRAL HEATING with NEW 2022 Viessman boiler serviced annually, external lighting, water and power supplies
- Fitted KITCHEN BREAKFAST room incl 4 SEAT breakfast bar, built in NEFF electric oven and gas hob, BOSCH fridge, space/plumbing for fridge freezer, washing machine, built in cupboard
- 2 DOUBLE bedrooms (including walk-in wardrobe), 2 bath/shower rooms (both REPLACED), 2 receptions, and including NEW 2022 boiler, ONLY a council tax band 'A'
- GENEROUS and established GARDENS to THREE sides including PRIVATE main garden fully fenced, laid to lawn and having timber raised beds and paved PATIO
- Dual aspect LOUNGE (with bow windows and FEATURE fireplace having marble background and glass fronted coal effect gas fire), OPEN plan to the DINING ROOM (also having bow window)
- REPLACED BATHROOM incl bath having mixer taps, hand basin in vanity unit with soft close double cupboard under, shaver point, EN-SUITE SHOWER room incl one and half width shower

**Guide Price £120,000**



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## DESCRIPTION

With a rarely available green view, on an extra-large plot, this is a spacious 2 double bedroom (including with walk-in wardrobe and built in furniture), 2 bath/shower room, 2 reception, detached home with block paved tandem length parking, and generous and established gardens to 3 sides, 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, and there is NO 'upward CHAIN'.

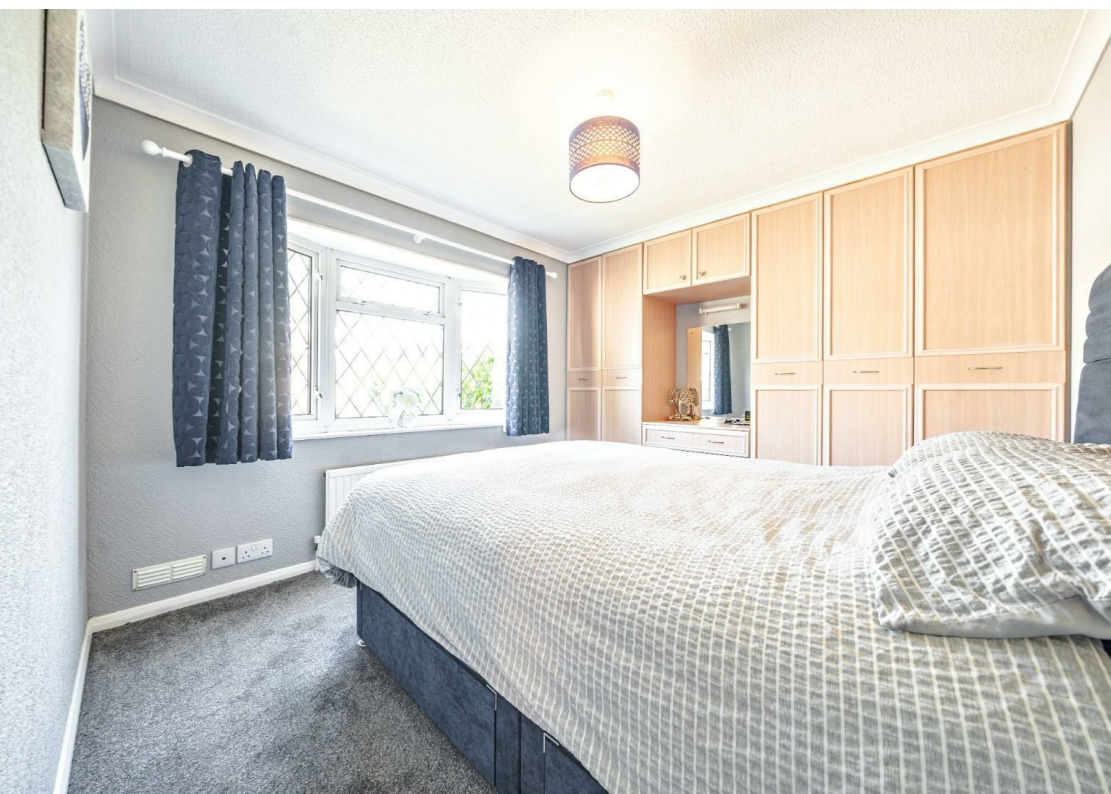
It also benefits from replaced bathroom and en-suite, mains gas central heating with new 2022 Viessman boiler that has been serviced annually, UPVC double glazing incl external doors, external lighting, water and power supplies, walk-in and fitted wardrobes, and the council tax band for this property is only an 'A', currently £1,420.07 gross annually.

This beautifully located park home, a Tingdene 40 x 20ft 'Dolben Lodge', consists of 'L' shaped entrance hall (with built in cupboard), spacious dual aspect lounge (with bow windows and feature fireplace having marble background and glass fronted coal effect gas fire), that is open plan to the dining room (also having bow window), fitted kitchen breakfast room (incl 4 seat breakfast bar, built in Neff electric oven and gas hob, Bosch fridge, space/plumbing for fridge freezer, washing machine, and built in cupboard).

There is also the bathroom (incl bath having mixer taps, hand basin in vanity unit with soft close double cupboard under, shaver point), master bedroom with both a walk-in wardrobe (having light and radiator) and an en-suite shower room (incl one and half width shower), and the second double bedroom (that has a full bank of built in furniture including triple and double wardrobes and dressing table).

Outside the extra-large plot also includes the private main garden that is fully fenced, laid to lawn and has timber raised beds, paved patio and 2 double fronted metal sheds.

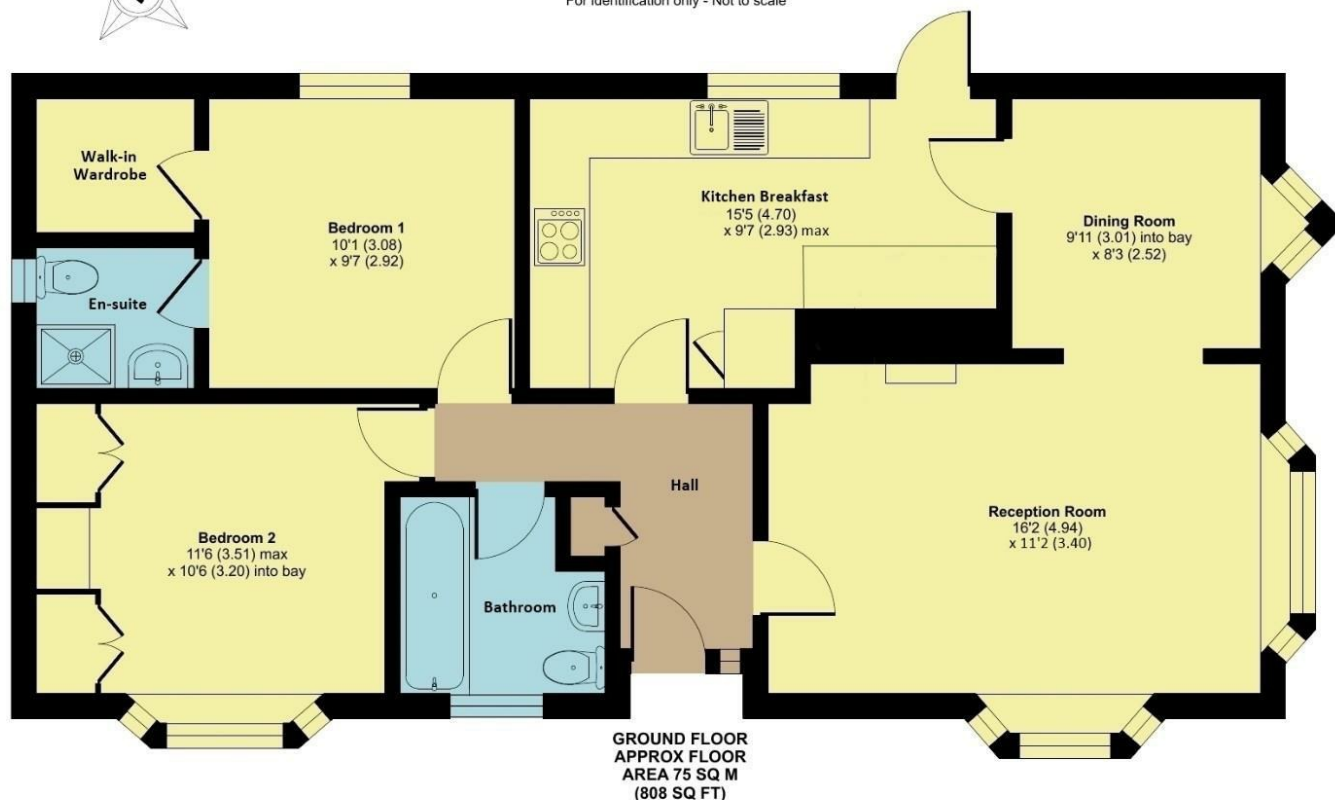




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Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1284584

## 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.



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