



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

- GENEROUS corner PLOT with SPACIOUS DETACHED BUNGALOW park home IN NEED OF UPDATING, with NO 'upward CHAIN', on a SELECT SITE, PETS ALLOWED incl dogs
- DETACHED GARAGE (with metal up & over vehicular door and pedestrian side door), block paved tandem DRIVE for 3 CARS
- Dual aspect LOUNGE incl bow window, ceiling light & 2 wall lights, recessed illuminated display shelf and FEATURE fireplace having marble background & hearth with gas fire
- Fitted KITCHEN BREAKFAST room incl breakfast bar, built in electric oven & gas hob, space/plumbing for fridge, freezer & washing machine, built in airing cupboard
- 2 DOUBLE BEDROOMS (incl walk-in wardrobe), 2 SHOWER/bath rooms, 2 RECEPTIONS, ONLY council tax band 'A', UPVC double glazed, Mains GAS CENTRAL HEATING
- GENEROUS GARDENS incl PRIVATE & fully fenced rear, lawned front and gravelled seating side area, double fronted metal SHED, external lighting & water tap
- OPEN plan DINING ROOM also has bow window, ceiling light & 2 wall lights
- BATHROOM incl bath, vanity unit hand basin with double cupboard under, shaver point, toilet, EN-SUITE incl corner SHOWER cubicle, pedestal hand basin, shaver point, toilet

Price £80,000



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DESCRIPTION

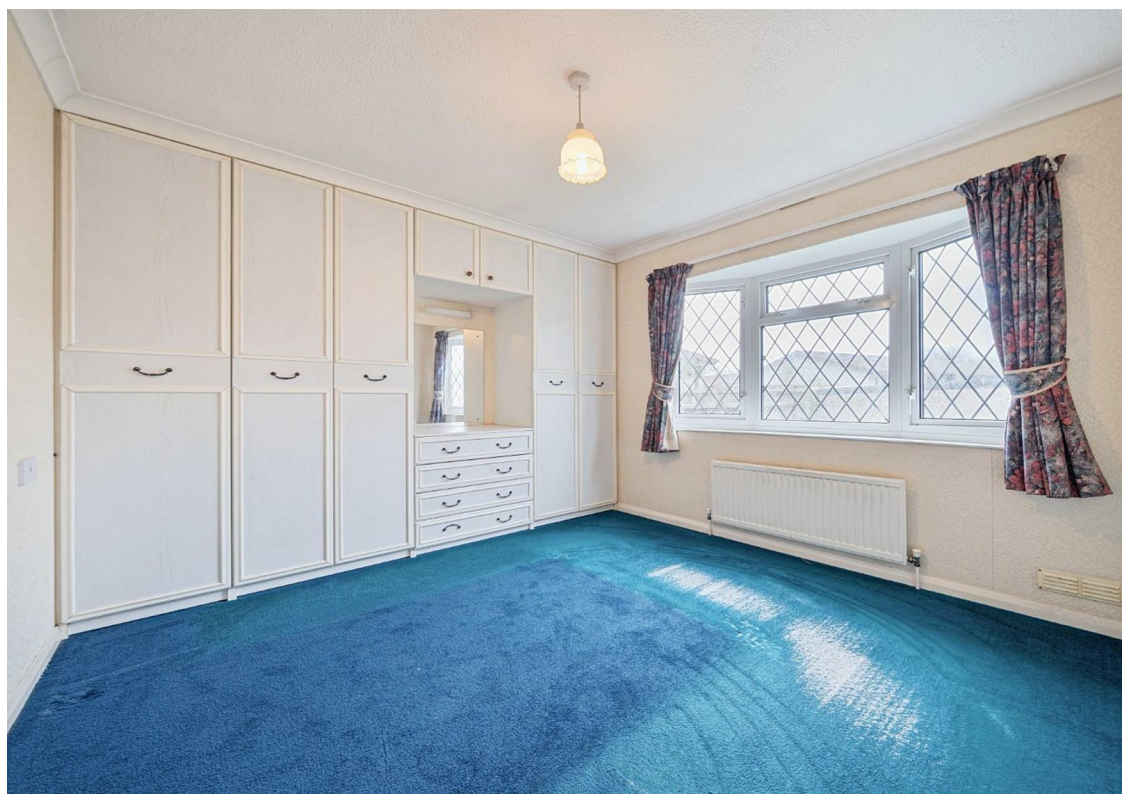
On a generous corner plot, this is a spacious 2 double bedroom, 2 shower/bath room, 2 reception, detached bungalow park home, in need of updating, with a detached garage (having metal up & over vehicular door and pedestrian side door), block paved tandem drive for 3 cars, generous gardens (private & fully fenced rear, lawned front, gravelled seating side area & 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 UPVC double glazing incl external doors, mains gas central heating, walk-in & fitted wardrobes, external lighting & water tap, and is only a council tax band 'A'.

This 40 x 20ft park home, consists of recessed front door porch with light, 'L' shaped entrance hall (with 2 ceiling lights & built in cupboard), spacious dual aspect lounge (with bow window, ceiling light & 2 wall lights, recessed illuminated display shelf and feature fireplace having marble background & hearth with gas fire), open plan to the dining room (also having bow window, ceiling light & 2 wall lights), fitted kitchen breakfast room (with range of built in cupboards incl glazed fronted wall units, breakfast bar, built in electric oven & gas hob, space/plumbing for fridge, freezer & washing machine, built in airing cupboard).

There is also the bathroom (with bath, vanity unit hand basin having double cupboard under, shaver point, toilet), master bedroom (incl built in 8 drawer dressing table) with walk-in wardrobe (with light, shelving, hanging rails & chest of 4 drawers) and an en-suite (incl corner shower cubicle, pedestal hand basin, shaver point, toilet), and there is the second double bedroom (with bow window and a suite of built furniture to one wall incl triple & double wardrobes, 4 drawer dressing table with mirror & wall light over).





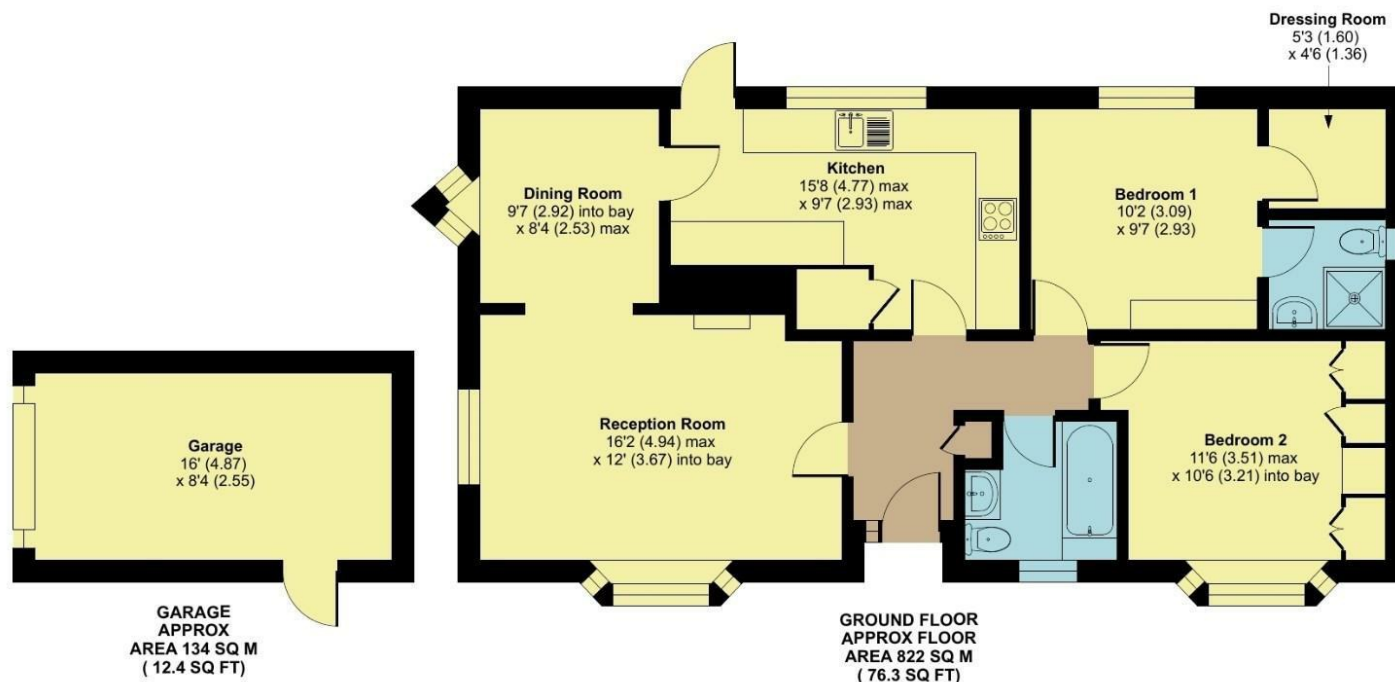
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Approximate Area = 822 sq ft / 76.3 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 956 sq ft / 88.7 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: 1387468

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.

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