



Asking Price £180,000 Leasehold

2 Bedroom, Bungalow - Detached

6, Oaklands Off Tattershall Road, Woodhall Spa, Lincolnshire, LN10 6TR

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Churchill
Sales & Lettings
Retirement Property Specialists

Oaklands

Oaklands is a wonderful development of 34 apartments and bungalows for the over 55's, situated within well maintained grounds in the popular location of Woodhall Spa. Well located just off Tattershall Road, Oaklands is within close proximity of the village, which offers a range of amenities, shopping facilities and Woodhall Spa Golf Course.

Woodhall Spa is a wonderful former spa town which is regarded as one of Lincolnshire's most attractive villages.

The Local Housing Manager at Oaklands is on hand to support the Owners and keep the development in perfect shape as well as working with the Owners, arranging many regular events.

Oaklands has been designed with safety and security at the forefront. Each apartment has an emergency Appello smartlife dispersed unit system installed, monitored by the onsite Local Housing Manager during their working hours and 24 hours, 365 days a year. An Appello alarm and secure entry system provide unrivalled peace of mind.

Oaklands is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Oaklands requires any resident to be over the age of 55.



Property Overview

Welcome to Oaklands! Churchill Sales & Lettings are delighted to be marketing this two bedroom bungalow with patio and garden space. The property offers spacious accommodation and is presented in excellent order throughout.

The Kitchen is accessed via the hallway with a range of modern eye and base level units with working surfaces over and tiled splashbacks. The base units also provide underlighting along with an electric plinth heater. The floor is a wood effect. There is a built-in double oven, 4-ring electric hob with extractor hood over, a fridge, a freezer, a built-in washing machine and built-in tumble dryer. A full length larder provides useful storage and a window allows for light and ventilation.

The Lounge is dual aspect and offers a feature electric fire place with attractive marble effect surround. There is plenty of space for living and dining room furniture. A lovely south-facing bay window provides lots of natural light.

Bedroom one is a good-size double with a built-in full-length mirrored wardrobe with downlights. There is plenty of space for additional furniture. A window keeps this lovely bedroom bright and light.

Bedroom two is another good-sized room with built-in wardrobe which could be used as a separate study space or hobby room.

The Shower room offers a good-sized curved shower cubicle with handrail and seat, a heated towel rail, WC and wash basin with vanity unit beneath along with some extra storage above.

Perfectly complementing this bungalow is a useful storage cupboard located off the hallway.

Call us today to book your viewing at Oaklands!



Features

- Two bedroom retirement bungalow
- Ideally situated close to Woodhall Spa village centre for Shops, Amenities and Doctors Surgery
- Built-in Storage
- Lovely grounds
- Spacious property
- Modern Kitchen
- Shed in Garden
- Apello alarm system



Key Information

Service Charge (Year Ending March 2025):
£3394.08 per annum

Approximate Area = 722 sq ft / 67.1 sq m
For identification only - Not to scale

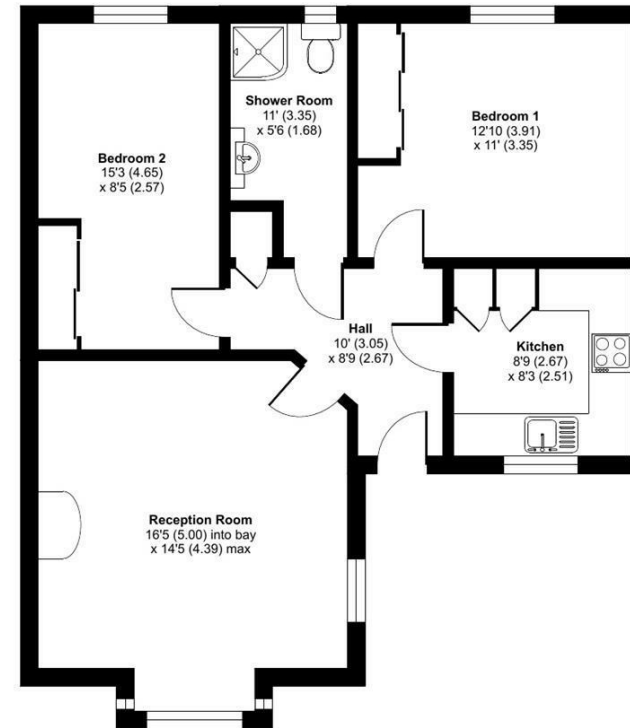
Ground Rent: Not collected at this development

Council Tax: Band B

125 Year lease commencing 1997

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Buildings insurance, cleaning of communal utilities, general maintenance, garden maintenance and Local Housing Manager.



EPC Rating: E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1177831

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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