



## ROSEWOOD HOUSE CHESTNUT AVENUE

BUCKNALL, LN10 5DU

**£350,000**  
**FREEHOLD**

Welcome to Rosewood House - a brand new four bed roomed bespoke home tucked away on a 'no through lane' in the desirable rural village of Bucknall near Woodhall Spa. Beautifully finished, cleverly designed and ready to move into...



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# ROSEWOOD HOUSE CHESTNUT AVENUE

- FORMAL FRONT FACING LOUNGE AND SNUG / STUDY • OPEN PLAN LIVING DINING KITCHEN AND ADJACENT UTILITY • QUALITY KITCHEN - QUARTZ WORK SURFACES AND INTEGRAL APPLIANCES • FOUR DOUBLE BEDROOMS - MASTER WITH ENSUITE • LUXURY FAMILY BATHROOM • INTEGRAL GARAGE WITH ELECTRIC ROLLER DOOR • READY TO MOVE INTO NOW - QUALITY FLOORING/LVT ALREADY FITTED • SOLAR PANELS AND EV CHARGING POINT INCLUDED • EPC B - EXTREMELY ENERGY EFFICIENT - AIR SOURCE HEATING, EV CHARGE POINT AND SOLAR PANELS INCLUDED • COUNCIL TAX - TBC (East Lindsey)



## Full Description

Built to an exceptional standard by renowned developers 'Morgan Lowe Homes' - Rosewood House is ready to move into NOW!

Meticulously planned with stylish yet versatile layouts, family living functionality is truly at the heart of these bespoke homes design briefs resulting in beautifully presented, high quality properties that simply must be viewed to be fully appreciated.

A large and welcoming Reception Hallway invites us in to the home, turning right to the front facing formal Lounge then continuing onwards to the practical WC and door leading to the Study or Second cosy Reception Room. Nestled to the rear of the property is the fantastic Open Plan Living Dining Kitchen - with beautiful finishes and a range of quality integral appliances as well, this is such a perfect space for guests and growing families alike. The Ground Floor living accommodation concludes with a good sized Utility and Laundry Room also leading off the Kitchen Area.

Flowing on upstairs to the First Floor, the Master Bedroom Suite has an adjoining luxury Ensuite Shower-room and ample space for further bedroom furnishings and kingsize bed.

The further Three Double Bedrooms are serviced by the superb Family Bathroom - complete with both a separate bath and shower.

Externally this beautiful home just keeps on giving! The extensive majority block paved driveway provides off road parking easily for 3 vehicles and also benefits from an EV charging point situated at the front of the Garage, with electric roller door. The rear gardens are fully fenced, set to lawn and conclude with wonderful paved patio areas - ideal for summer dining and garden parties.

With no expense spared as well as solar panels to the roof and powered by Air Source Heating, providing ultra-energy efficiency and covered by a New Build Warranty for 10 years.

## ENTRANCE HALL

Bright, airy and welcoming Reception Hallway with doors leading to all principal rooms, staircase rising to the First Floor with large walk in storage cupboard beneath.

## STUDY

A useful office space or also offering the versatility to be an additional cosier reception/play /dining room with window to the front.

## LOUNGE

The front facing reception room with large window to the front, ample space for media outlets and large comfy sofas and armchair.

## WC

With stylish LVT flooring, contemporary gloss finished tiled upstand feature wall to the wash hand basin and with WC.

## OPEN PLAN LIVING DINING KITCHEN - KITCHEN AREA

With contemporary LVT flooring flowing through the entire open plan living space, this wonderful and well planned family space is flooded with natural light. The Kitchen Area itself has a classic range of fitted units with complimenting quartz worksurface over, gloss finished metro style tiled upstands and concealed downlighting to worksurfaces. The quality finishes and thoughtfulness in this home's design continues with a vast range of fitted integral appliances to include fridge, freezer, 'Indesit'

dishwasher, 'Hotpoint' four ring electric hob and complimenting chimney style extractor above and 'Hotpoint' chest level fan oven and grill. A window to the rear garden sits above the inset sink unit with flexi-mixer tap over.

### **DINING AREA**

A bright space with window to the rear and that would easily accommodate a dining table, perfect for dinner parties as well everyday life. Flowing onto the:

### **SNUG AREA**

The perfect spot to lounge with your morning coffee whilst soaking up the peaceful views across the rear lawns via the French style doors to the paved patio.

### **UTILITY ROOM**

Generously proportioned and a really handy Utility/Laundry Room with fitted units complimenting those in the Kitchen area, quartz worksurface with inset sink, space for washing machine and tumble dryer, modern LVT flooring and an obscured glazed door to the side elevation.

### **FIRST FLOOR LANDING**

The Return Landing invites us to all principal rooms and also having loft access hatch and airing/cylinder cupboard.

### **MASTER BEDROOM**

The bright and airy Master Bedroom enjoys dual windows overlooking the rear gardens and having a useful large recess for bedroom furniture and door to:

### **ENSUITE**

Contemporary ensuite shower-room with LVT flooring, a large shower cubicle with opening door, direct feed double head shower and beautiful textured tiling to majority walls. Vanity wash hand basin, WC, towel rail radiator and obscured window to the side

### **BEDROOM TWO**

A spacious double bedroom with dormer style window to the front and eaves storage access/cupboard.

### **BEDROOM THREE**

This double bedroom enjoys a scenic view across the front elevation.

### **BEDROOM FOUR**

This double bedroom enjoys garden view to the rear elevation.

### **FAMILY BATHROOM**

This large Family Bathroom easily services the three double bedrooms and offers the practicality of both a separate bath and shower.

Frosted window to the front elevation, aged wood effect LVT flooring, textured tiling to the large shower cubicle with opening door and direct feed double head shower, further tiling to part walls, suspended wash hand basin, WC and towel rail radiator.

### **INTEGRAL GARAGE**

A larger than average Garage with power, lighting, workshop area, electric roller door, obscured glazed uPVC courtesy door the Rear Garden

### **EXTERNALLY**

Block paved driveway providing ample off road parking for 3 vehicles and leading to the Garage and EV charge point. Formal front lawns, entrance porch with feature external uplighting, gated garden pathway to each side of the property leading to the rear gardens which are fully fenced and enclosed. The rear garden is set predominantly to tiered lawn with a large paved patio, perfect for summer entertaining. There are further feature external uplighting around the property and a useful courtesy door to the Garage.

### **Agents Note**

Please note the furnishings in the photographs have been enhanced with the use of CGIs and virtual staging tools. The property is currently unfurnished.

# **ROSEWOOD HOUSE CHESTNUT AVENUE**





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## ADDITIONAL INFORMATION

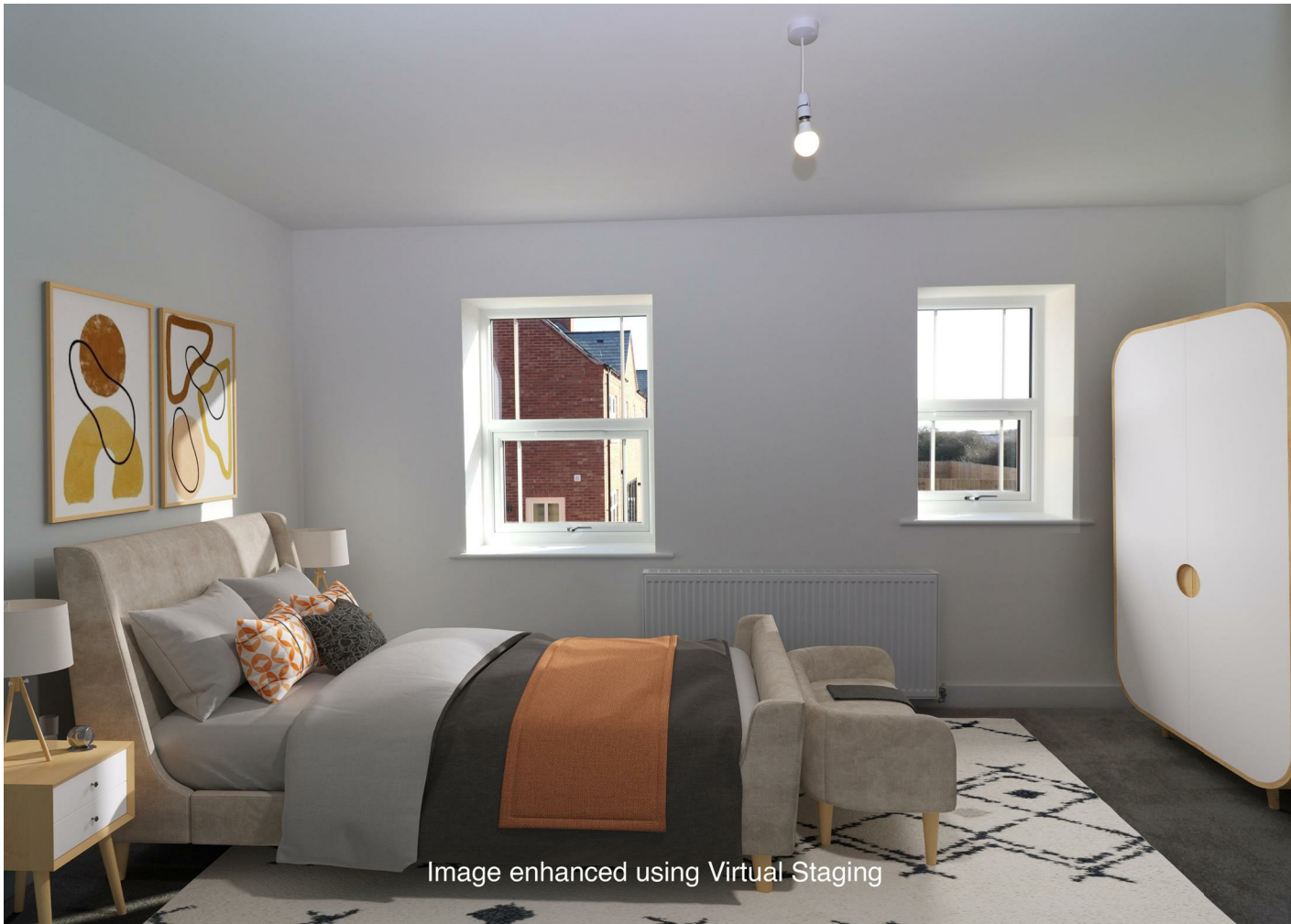
**Local Authority** – East Lindsey District Council

**Council Tax** – Band New Build

**Viewings** – By Appointment Only

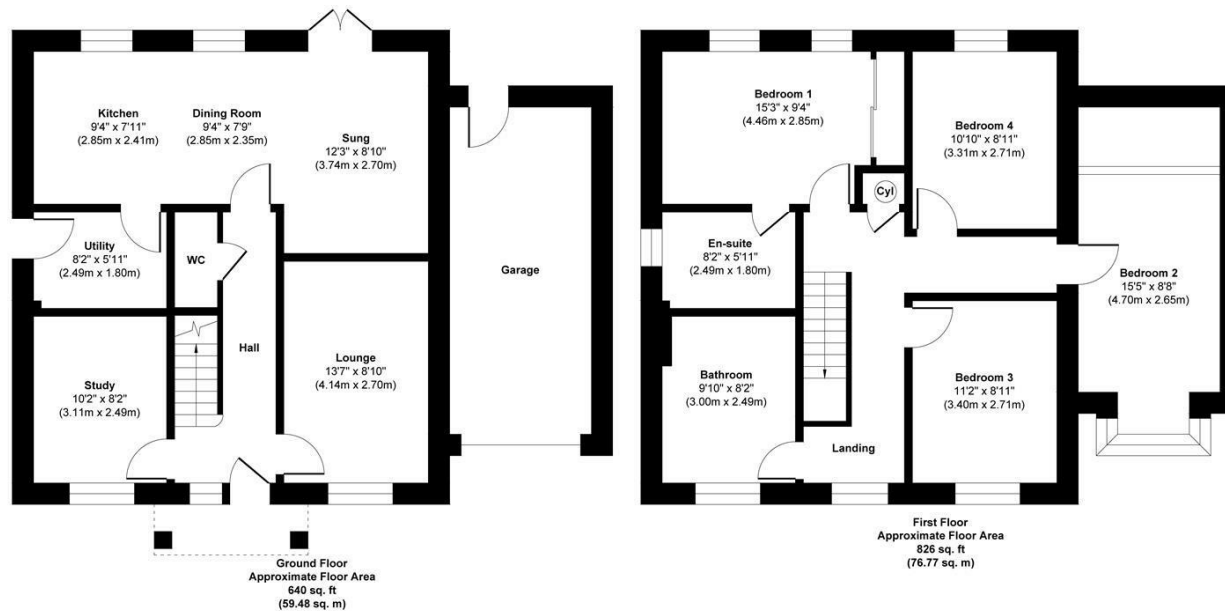
**Floor Area** – 1711.48 sq ft

**Tenure** – Freehold





## Rosewood House, Chestnut Avenue, Bucknall



**Approx. Gross Internal Floor Area 1466 sq. ft / 136.25 sq. m (Excluding Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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