



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Midhurst

Horncastle Road, Bucknall, Woodhall Spa, Lincolnshire. LN10 5ER

BELL



Midhurst

Bucknall, Woodhall Spa

Midhurst is a 2/3 bedroom detached bungalow, set to beautiful grounds of 0.2 acres with rural views, to the central Lincolnshire village of Bucknall. With the city of Lincoln (15 miles), town of Horncastle (six miles) and popular inland resort Woodhall Spa (five miles) all in close proximity. The property offers versatile spaces to suit a range of requirements. Improved by the current vendors, in particular with the addition of the garage, store and replacement concrete paths and hard standing spaces, the property boasts beautiful easterly and westerly aspects – viewing is highly recommended. The property is of non standard construction. Further details available via the agent.

ACCOMMODATION

Hallway having uPVC double glazed obscure front entrance door with matching side alongside, carpeted floor, radiator, built in storage space, ceiling light. Doors to accommodation including:

Living Room having uPVC double glazed window to front, light to ceiling. Log burning stove set to stone style surround with oak over-mantle. Radiator, multiple power points, carpet.

Dining Kitchen (newly installed in 2024) having uPVC double glazed windows to side and rear aspects; a good range of modern storage units to base level plus open shelving to wall, 1 1/2 bowl ceramic sink and drainer set to square edge wood effect worktop, Beko oven and four ring induction hob. Tile effect flooring, oil fired, floor standing Worcester boiler, radiator, ceiling lights and power points. uPVC double glazed patio door to:

Rear Lobby with uPVC double glazed door and double set of full height windows alongside to rear, uPVC double glazed window; tile effect flooring. uPVC double glazed door to:

Bedroom / Garden Room with uPVC double glazed French doors to side, window to rear aspect; carpeted floor, radiator,





TV point, ceiling light and power points. Wood glazed French doors to:

Bedroom / Study with carpeted floor, built in storage space, radiator, loft access hatch, ceiling light and power points. Door to hallway.

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with shower over, tiled surround, pedestal wash hand basin, radiator, wood effect flooring and ceiling light. Separate Cloakroom with uPVC double glazed obscure window to rear aspect; low level WC, vinyl flooring and ceiling light.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is accessed through five bar gate and a gravel drive to the front, opening out to turn around space and continuing over concreted leaf to the **Single Garage** with up and over door to front, uPVC double glazed obscure patio door to side, light and power. Adjacent, to the rear, is further storage space with uPVC double glazed obscure door and uPVC double glazed windows to side and rear, light to ceiling and power.

The property enjoys mature gardens, predominantly laid to lawn with a range of established flowerbeds throughout and a small sleeper edged pond to the front. With greenhouse, vegetable plot and raised planters to the side; the garden communes around the rear with a paved patio seating area, east facing with views across neighbouring arable farmland and to the spire of the church at nearby Horsington.

Behind the garage is a gravelled storage space; a timber and polycarbonate cover spans the gap between bungalow and garage. The boundaries contained by mixed timber fencing, with hedging to the front.

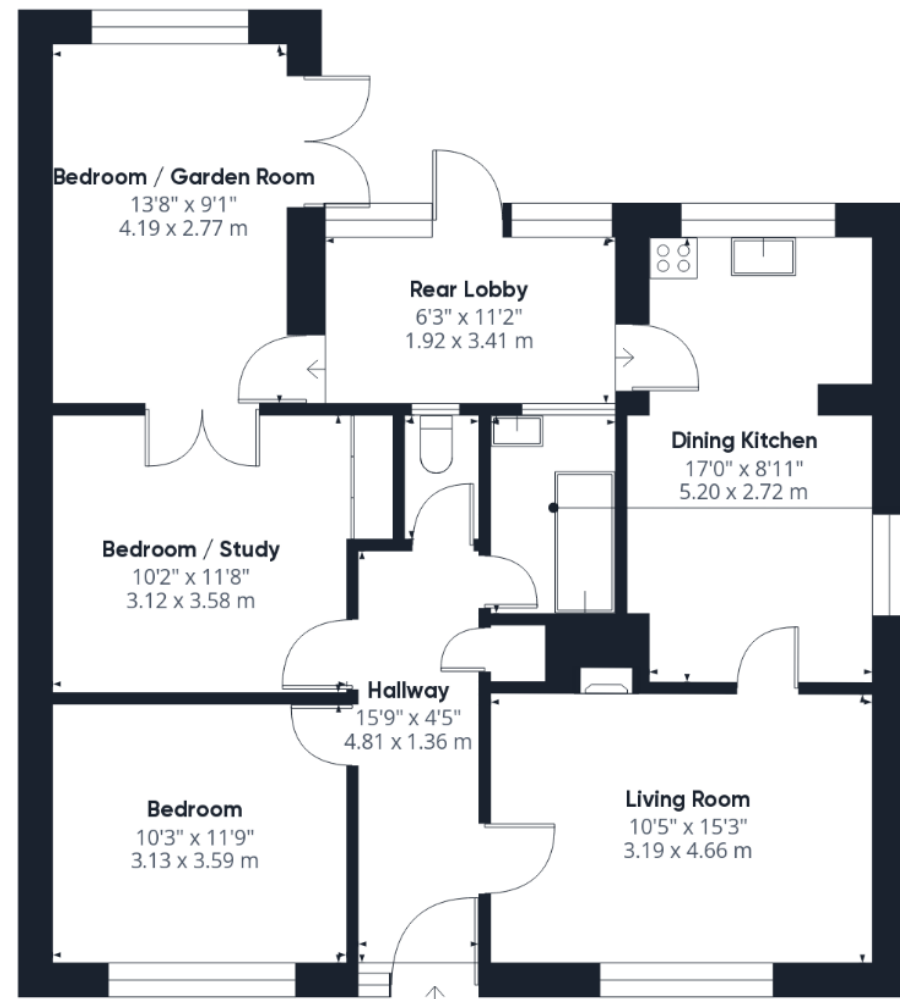
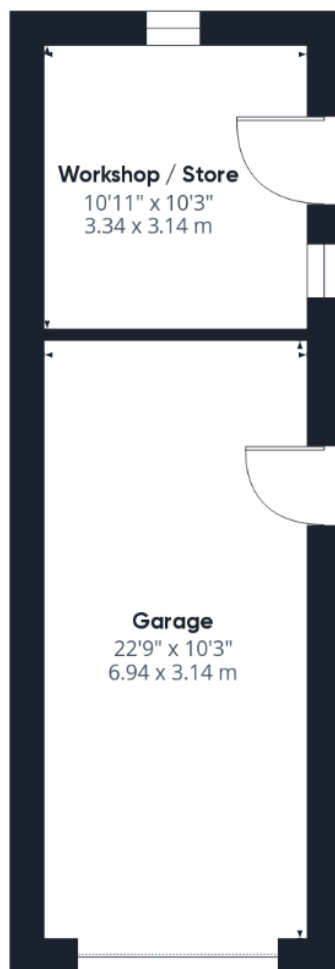
East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc
Oil fired central heating.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 18.3.2025





(1) Excluding balconies and terraces

Approximate total area^m

1245.71 ft²
115.73 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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DISCLAIMER

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