



Fieldside

Copper Street, Bucknall, Woodhall Spa, Lincolnshire LN10 5EQ

£449,950

BELL
ROBERT BELL & COMPANY



An exceptionally well presented four double bedroom detached bungalow pleasantly situated along a single track lane to the fringe of the village. Internally the property is further enhanced by its superb stylish living kitchen overlooking the rear garden through patio doors. Outside the property has ample parking for several vehicles, detached double garage and enclosed rear garden with the open Lincolnshire countryside beyond. The property boasts energy efficient credentials with recently upgraded air source heat pump and solar panels providing cheaper energy costs. The village has a well-respected primary school, active village hall and an excellent community feel, and the inland resort of Woodhall Spa is approximately five miles distance. A viewing of this most appealing property is highly recommended to fully appreciate the standard of fitment and setting on offer.

ACCOMMODATION

Hallway having front wood obscure double glazed entrance door, built in storage cupboard with lights and power, wood effect flooring, radiator, loft access hatch, ceiling spotlights and power points. Doors to accommodation including:

Living Room with uPVC double glazed window to front aspect; wood effect flooring, radiator, TV point, ceiling and wall lights and power points.

Dining Area with uPVC double glazed bi-fold doors to rear garden; tiled floor, built in storage units to base and wall levels, radiator, ceiling spotlights and power points. Open to:

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall level, 1 ½ bowl composite sink and drainer inset to bevel edge worktop. Integrated fridge freezer, dishwasher, microwave, Indesit oven, four ring induction hob beneath extractor canopy, tiled floor, ceiling spotlights, under-unit and low-level lights, power points and door to:





Utility with uPVC double glazed obscure door to rear, window to side aspect; composite sink and drainer inset to bevel edge worktop with storage units and under counter washing machine and dryer. Tiled floor, ceiling spotlights, extractor fan and power points. Door through to **Store** housing the Vaillant hot water cylinder, with tiled floor and light fitting.

Bedroom having uPVC double glazed window to rear aspect; built in mirror fronted wardrobe space, carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC obscure double glazed window to side aspect; panel bath, low threshold shower cubicle with monsoon and regular head over, wash hand basin inset to storage unit with illuminated mirror over and low level WC. Tiles to walls and floor, heated towel rail, ceiling spotlights and extractor fan.

Bedroom with UPVC double glazed window to side aspect; built in mirror fronted wardrobe space, carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; built in mirror fronted wardrobe space, carpeted floor, radiator, ceiling lights, power points and door to **En-suite** having uPVC double glazed obscure window; corner shower cubicle with monsoon and regular head over, wash hand basin inset to storage unit with illuminated mirror over and low-level WC. Wood effect flooring, tiles to walls, heated towel rail and ceiling spotlights.

Bedroom/Office having uPVC double glazed window to side aspect; carpeted floor, radiator, telephone point, telephone point, ceiling light and power points.



OUTSIDE

The property is approached through wood vehicle gates and up the long brick paved driveway, offering turnaround space, off road parking for multiple vehicles and access to the **Detached Garage** of brick and tile construction, being a wide single garage with electric door to front, uPVC obscure double glazed window, personnel door to side, concrete floor, light and power. The front garden is laid to lawn with a hedged boundary containing the front and timber fencing to the sides. The rear garden is predominantly laid to lawn with paved patio space leading off the bi-fold doors, and gravelled storage space behind the garage. The boundaries are contained by timber fencing with a view to the rear across the neighbouring paddock and beyond providing a green backdrop to the rear space.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: C

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 Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333

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