



Century House

Main Street, Bucknall, Woodhall Spa, Lincolnshire LN10 5DT

£350,000

BELL



Century House

Main Street, Bucknall LN10 5DT

Lincoln – 15 miles
 Grantham – 36 miles with East Coast rail link to London
 Boston – 22 miles
 Woodhall Spa – 5 miles
 (Distances are approximate)

Century House is a substantial three bedroom family home set to a pleasant position with dual aspect kitchen, living/dining room and bedrooms. With off-road parking and large double garage, the property boasts spacious reception accommodation and useful utility, boiler/store room and cloakroom spaces to the ground floor. The gardens are private and thoughtfully arranged.

Accommodation

Entered to the side through wood effect double glazed door with leaded style infill into:

Reception Hall

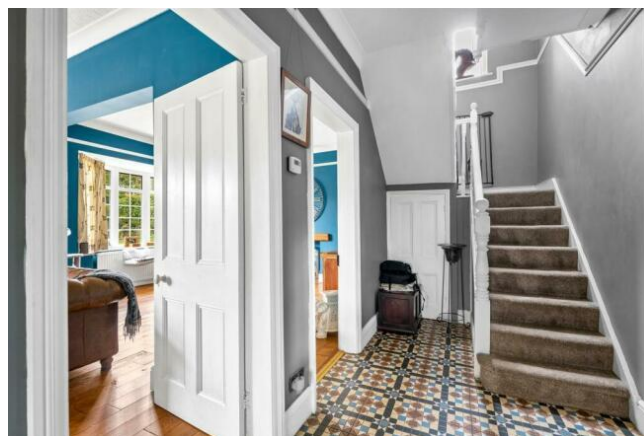
Having radiator, multiple power points, coloured tiled flooring and wooden door to generous under stairs storage space. There are doors to kitchen and doors to:

Living/Dining Room

uPVC double glazed bay windows to front and windows to sides. There is an exposed brick fireplace with slate stand and oak overmantle with log burning stove inset. There is a further fireplace with oak overmantle, radiators, wooden flooring, television aerial point and multiple power points.

Kitchen

With uPVC double glazed windows to sides and rear and spot lights to ceiling. There is an excellent range of storage units to base and wall levels, upright storage unit and further central island. There is a ceramic butlers sink inset to square edge worktop surface, Bosch double oven and





AEG four ring induction hob beneath extractor canopy. There are multiple power points, tiled flooring, space and connections for American style fridge freezer and fireplace with oak overmantle.

Open doorway to:

Rear Lobby

With uPVC double glazed bay window to sides and having patio door to opposite side and tiled flooring. There is a wooden door to boiler cupboard housing the oil fired Worcester boiler, wooden door to cloakroom and open doorway to:

Utility Room

With uPVC double glazed patio door to side and window to side. There is a butlers sink inset to square worktop, storage units to base level, integrated dishwasher, washing machine plus space and connections for under counter washing machine. There is tiled flooring and radiator.

Cloakroom

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin inset to vanity unit, radiator and tiled flooring.

First Floor

Gallery Landing

With uPVC double glazed obscure window to side and having single power point and doors to bedrooms and family bathroom.

Family Bathroom

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink, bath all with tiled surround. There is a separate shower cubicle with mermaid board surround and monsoon regular and surround style shower outlets. There is coloured tiled effect flooring, heated towel rail and wooden slatted doors to airing cupboard.

Bedroom 3

With uPVC double glazed window to rear and having radiator, multiple power point, large built-in wardrobe and light to ceiling with ornate ceiling rose.





Box Room

With uPVC double glazed window to rear.

Bedroom 1

With uPVC double glazed windows to front and sides and having multiple power points, radiator and wooden mirrored doors to built-in wardrobe space.

Bedroom 2

With uPVC double glazed windows to front and side and having radiator and multiple power points.

Outside

The property is approached from the front up driveway providing ample off-road parking for multiple vehicles and leading down the side to the rear, from which is accessed the **Double Garage** with light, power and potential for internal access.

The gardens are arranged around front, side and rear lawns with timber decked seating spaces including a large area beneath pergola to the rear corner. With boundaries largely contained by established hedging, the side and rear spaces are particularly private. Fencing from the front ensures the child and pet friendly secure nature of the other external areas.

Further Information

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = D

EPC RATING = E

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

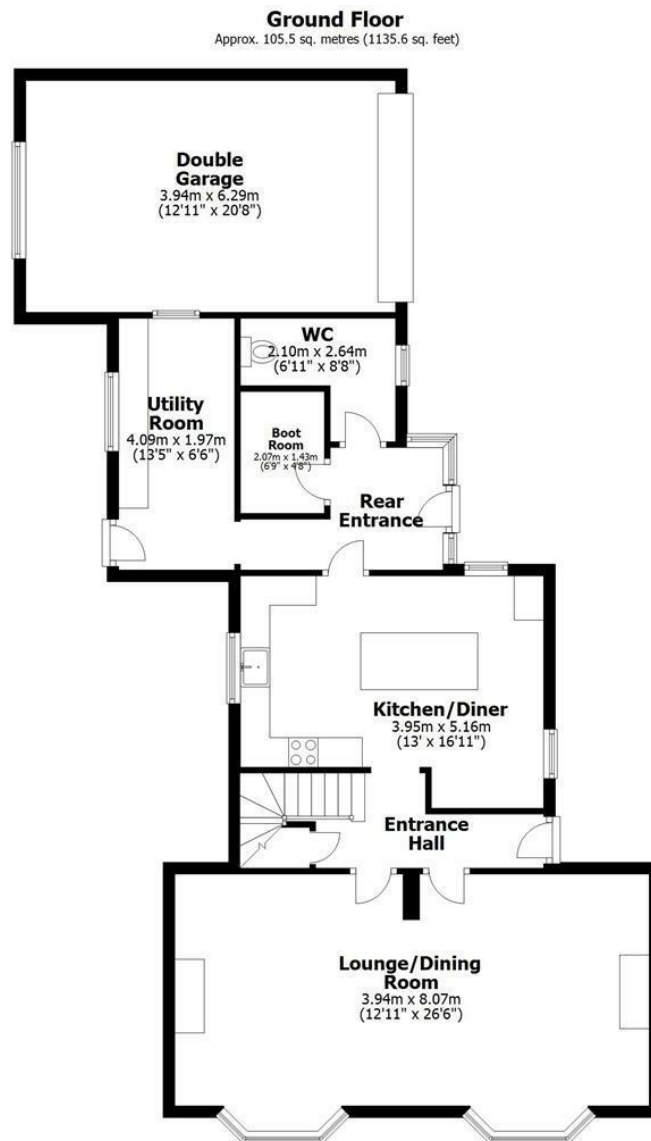
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Brochure prepared 26.07.2024







Total area: approx. 169.4 sq. metres (1823.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.

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