



The Gardens
Main Street, Bucknall, Woodhall Spa, Lincoln, Lincolnshire LN10 5DT

£595,000

BELL



The Gardens

Main Street, Bucknall, Lincolnshire 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)

A thoughtfully designed home of some significant appeal standing to a parkland setting of approximately one acre. Internally this well-presented property provides an extensive range of accommodation including open plan living kitchen, two reception rooms, four double bedrooms and conservatory housing heated swim spa. There is ample parking for many vehicles, integral double garage and large metal store. The village of Bucknall enjoys an appealing community feel with primary school and active village hall hosting a variety of entertainment. The larger villages of Woodhall Spa and Bardney and both a short drive away having further shopping, social and educational facilities. Viewing of this property is highly recommended to fully appreciate its size and setting on offer. Please Note, this property is highly energy efficient due to having solar panels with battery storage and ground source heat pump providing cheaper running costs and also an attractive income.



Accommodation

Entrance into the property inset to storm porch is gained through a uPVC door into:

Reception Hall

With a range of full height fitted cloaks cupboards and having coved ceiling, wooden flooring and doors leading to accommodation including:

Living Kitchen 28' 0" x 19' 0" (8.53m x 5.79m) max

The 'Hub' of this superb home, ideal for family gatherings or more formal entertaining with two sets of patio doors opening to the south facing garden terrace. The sitting area has a feature open brick raised fireplace, exposed ceiling timber and extends to the dining



kitchen area, with a range of stylish fitted units comprising one and a half sink drainer inset to ample work surface over base units including integral dishwasher, plumbing for water supply to a fridge and two larder cupboards, one to each end. There is a four-ring induction hob and double oven, wall mounted cupboards above and filter hood over the hob. There are ceiling spot lights and door to:

Utility Room 11' 0" x 8' 0" (3.35m x 2.44m)

Overlooking the rear garden and having stainless steel sink drainer inset to work surface over base units including water softener and space and plumbing for washing machine and tumble dryer. There are further wall and base units with work surface to opposite wall, coved ceiling and door to:

Rear Lobby

With uPVC door to the rear garden and having service door to the double garage, door to cloakroom and door to **Pantry** with fitted work surface and wall mounted cupboards above.

Cloakroom

With a low-level WC and corner wash hand basin.

Lounge 17' 2" x 12' 0" (5.23m x 3.65m)

With bow window providing views over the front garden and having electric coal effect fire set to decorative surround, coved ceiling and door to:

Home Office 10' 4" x 10' 4" (3.15m x 3.15m)

Again, with views over the front garden and having wood effect flooring.

Bedroom 1 19' 0" x 14' 9" (5.79m x 4.49m)

A very large dual aspect bedroom overlooking the rear garden and having an extensive range of built-in furniture including a full range of full height wardrobes to one wall, matching vanity unit, set of drawers and two full height corner wardrobes to each end. There is a further **Walk-In Wardrobe** with shelving, lighting and loft access with large boarded area and lighting. **En-Suite 9' 8" x 8' 7" (2.94m x 2.61m)** with a stylish suite comprising double ended diamond shaped bath with side taps and tiled surround, separate shower cubicle, wash hand basin over vanity cupboards and a low-level WC. There is coved ceiling and a heated towel rail.

Bedroom 2 11' 4" x 10' 7" (3.45m x 3.22m)

With front aspect and having a range of fitted wardrobes, matching bedside cabinets and set of drawers.





Bedroom 3 15' 0" x 10' 0" (4.57m x 3.05m)

With side aspect and covered ceiling.

Bedroom 4 11' 7" x 8' 7" (3.53m x 2.61m)

With front aspect and having covered ceiling.

Bathroom 9' 4" x 6' 4" (2.84m x 1.93m)

With a suite comprising panelled bath, corner shower cubicle and pedestal wash hand basin. There is decorative wall tiling, coved ceiling and a heated towel rail.

Guest WC

With a low-level WC, wash hand basin over vanity unit and heated towel rail.

Conservatory 20' 0" x 13' 4" (6.09m x 4.06m)

Attached to the home with external access off the garden terrace, this room is currently used for the **Swim Spa**. With south facing views over the rear garden bi-folding doors to each side and door to **Changing Room** with shower cubicle.

Outside

The property is set well back from the minor passing road and approached over a winding block paved driveway leading to ample parking for many vehicles and **Integral Double Garage**, with two electric roller doors, lighting, power points, loft access to another boarded area with lighting via a pull-down ladder and service door into the property. There is built-in worksurface over storage cupboards. The remaining front garden is predominantly laid to lawn with a wide variety of ornamental shrubs to borders. To the side of the property is a useful fenced storage area for bins etc and a greenhouse adjacent. The enclosed south facing rear garden is mostly laid to lawn with mature hedging to borders and garden terrace, an ideal spot for outside entertaining and providing access to the swim spa. There is further garden to the side providing further lawn and a large metal storage shed.

Further Information

Mains electric and water. Drainage to a private sewage treatment plant. Ground source heat pump and solar water heating. Solar panels with battery storage. UPVC double glazing.

CCTV camera is installed.

Spray foam insulation to the inside of the roof.

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

DISTRICT COUNCIL TAX BAND = E

EPC 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
Email: woodhallspa@robert-bell.org
Website: <http://www.robert-bell.org>

Brochure prepared 02.09.2024



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

