



Cariad

Platts Lane, Bucknall, Woodhall Spa, Lincolnshire LN10 5DY

£240,000

BELL
ROBERT BELL & COMPANY



Cariad

Platts Lane, Bucknall LN10 5DY

Lincoln – 15 miles

Grantham – 36 miles with East Coast rail link to London

Boston - 24 miles

Woodhall Spa – 6 miles

Bardney – 4 miles

(Distances are approximate)

A two double bedroom detached bungalow pleasantly situated within this rural Lincolnshire village. Internally the property is enhanced by dining kitchen, conservatory and living room having patio doors to the front garden. Outside there is off street parking, garage and surprisingly large west facing rear garden. The village of Bucknall has a primary school with further shopping and social facilities to be found within the nearby villages of Woodhall Spa and Bardney a short drive away.



Accommodation

Entrance into the property is gained through a UPVC door into:

Reception Hall

With built-in linen cupboard, access to roof space, coved ceiling, night storage heater, power points and door to:

Living Room 18' 0" x 12' 9" (5.48m x 3.88m)

With front aspect through sliding patio doors and having electric coal effect fire set to decorative surround, coved ceiling, night storage heater, television point and power points.



Dining Kitchen 12' 1" x 14' 0" (3.68m x 4.26m)

With rear aspect and having a range of fitted units comprising twin sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, coved ceiling, power points and UPVC door to:

Conservatory 12' 0" x 8' 0" (3.65m x 2.44m)

Overlooking the rear garden and having lighting, power points and UPVC door to garden.

Bedroom 1 12' 0" x 12' 0" (3.65m x 3.65m)

With garden views and having coved ceiling, night storage heater and power points.

Bedroom 2 11' 10" x 10' 0" (3.60m x 3.05m)

With front aspect and having coved ceiling, night storage heater and power points.

Bathroom 9' 9" x 8' 4" (2.97m x 2.54m)

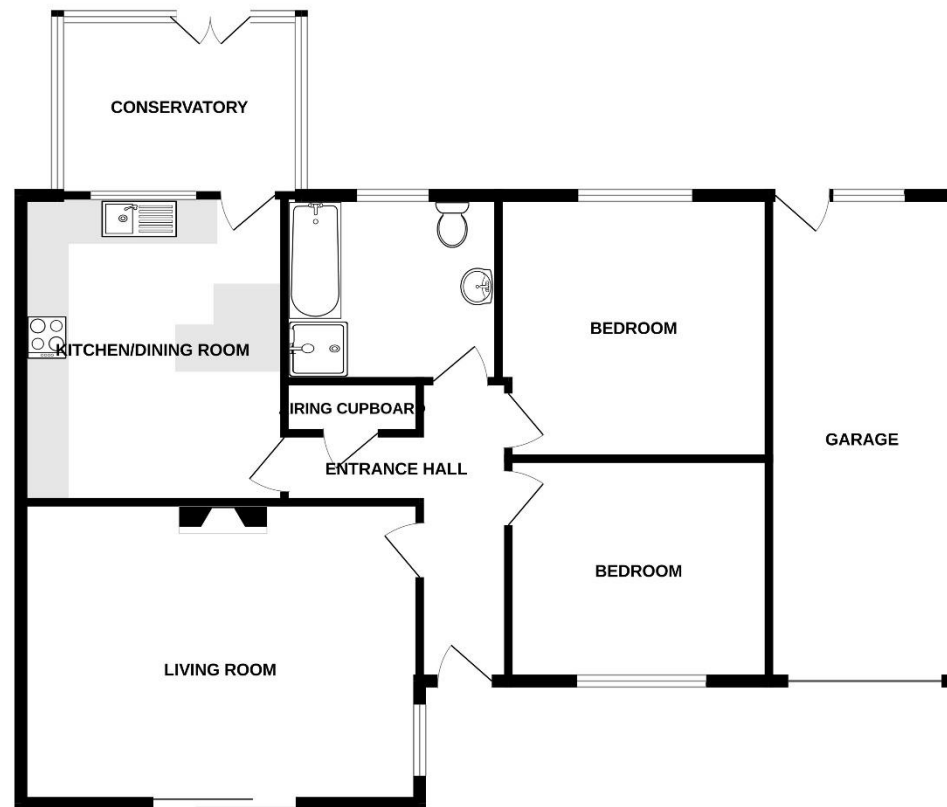
With a suite comprising panelled bath, separate shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail, shaver point and coved ceiling.

Outside

The property is approached over a driveway providing off street parking, turning area and leads to **Garage**, with up and over door, power, lighting and UPVC service door to rear. The remaining front garden is laid to lawn with a wide variety of decorative shrubs to borders. The rear garden is mostly laid to lawn having paved patio area off the conservatory and having a wide variety of decorative shrubs to borders. There is a timber garden shed, greenhouse, outside lighting and water tap.



GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Further Information

Mains electricity, water and drainage. Electric 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 = C

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

THESE PARTICULARS WERE PREPARED JANUARY 2025

Photos taken August 2023

Property Reference: WO0001 6319