



**Southington**

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

**£280,000**  
NO ONWARD CHAIN

**BELL**





# Southington

Platts Lane, Bucknall LN10 5DY

Lincoln – 15 miles  
Grantham – 36 miles with East Coast rail link to London  
Boston – 22 miles

(Distances are approximate)

No onward chain! A spacious four-bedroom property, offering well-appointed family accommodation to a private village position. The property, modernised and extended by the current vendors over a number of years, offers excellent south facing reception and dining spaces; four bedrooms and a first-floor office / snug space. Complete with garden areas to the front, side and rear and a single garage. The property enjoys south-facing photovoltaic panels.

## Accommodation

Entrance into the property is through a uPVC double glazed obscure door with matching side panel leading into:

## Reception Hall

With exposed ceiling beams, radiators and multiple power points. Initially tiled to the entrance way; with carpet beyond. Wooden doors to ground floor accommodation including:

## Sitting Room

With uPVC double glazed window to front and having log burning stove on stone stand with exposed brick surround and oak overmantle. There is a television point, multiple power points and wooden flooring.

## Bedroom 1

With uPVC double glazed window to rear and having a bank of built-in wardrobes with sliding doors, one being mirror fronted. There is a radiator and multiple power points.







#### **Bedroom 4/Home Office**

With uPVC double glazed window to rear and wooden doors to twin storage spaces. There is a radiator and multiple power points.

#### **Family Bath and Shower Room**

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin, slipper bath with shower attachment and tiled surround and shower cubicle with tiled surround. There is a radiator, tiled flooring and mirror fronted storage unit to wall.

#### **Utility Room**

With uPVC obscure double glazed door to rear and having storage units to base and wall levels and sink and drainer set to roll edge worktop. There is space and connections for under counter washing machine and dryer; wall mounted oil fired 'Wallstar' boiler, tiled flooring and radiator.

#### **Bedroom 2**

With uPVC double glazed window to side, radiator, and multiple power points. Having wooden windowed doors to built-in storage space.

#### **Kitchen**

With uPVC double glazed window to front and a good range of modern storage units to base and wall levels including glazed shelving. 1 1/2 sink and drainer set to roll edge worktop, further storage and worktop to the central island with breakfast bar. There is a Zanussi oven and grill, four ring hob beneath extractor canopy, space and connections for upright American style fridge freezer and under counter dishwasher. Tile effect flooring, multiple power points, radiator and wooden glazed double doors to:

#### **Dining Room**

With uPVC double glazed French doors to front, windows to front, multiple power points, radiator and wood laminate flooring.

#### **First Floor**

##### **Family Room**

With skylights to rear, multiple power points, radiator, wooden effect flooring and wooden door to:





### Bedroom 3

With skylights to rear, radiator, multiple power points, wooden door to attic storage space and built in wardrobe space.

### Outside

The property is approached to the front, through five bar vehicle gate and up gravelled driveway, providing ample parking space for multiple vehicles and a turnaround. A single garage, with up and over door to front and personnel door to the side, provides further parking.

The front garden is laid to lawn, bisected by a concrete path leading to the front door. Coloured by mature shrubs and borders; the front garden faces south-west and leads to a small brick edged well.

The garden continues around the side; laid to low maintenance gravel and contained by timber fencing.

The rear garden space is laid to paving, with greenhouse and stand for the oil tank. This space is contained by timber fencing and established hedging. A brick and tile outbuilding with uPVC French doors provides further storage.

### Further Information

Mains water, electric & drainage. Oil fired 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 = B  
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.

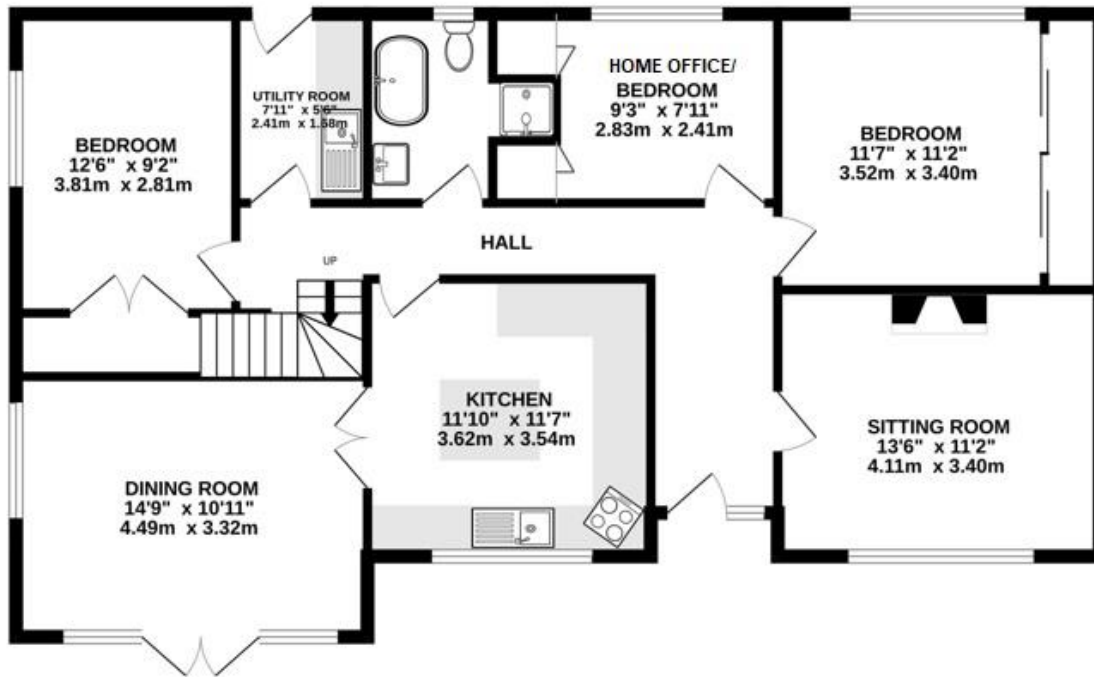
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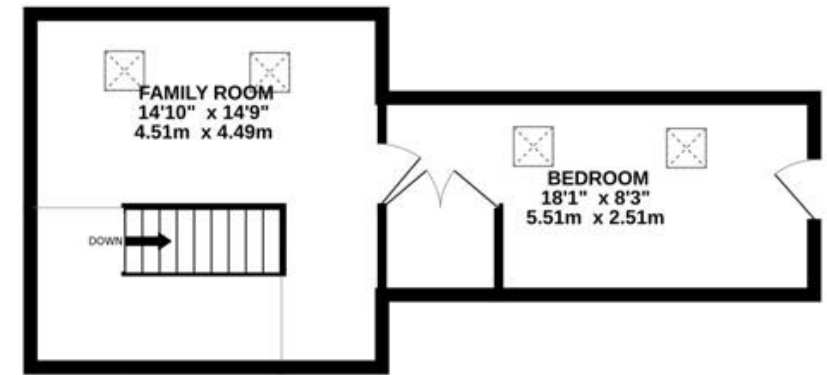




**GROUND FLOOR**  
1064 sq.ft. (98.8 sq.m.) approx.



**1ST FLOOR**  
367 sq.ft. (34.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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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