



**Belmont**  
Copper Street, Bucknall, Woodhall Spa, Lincoln, Lincolnshire LN10 5EQ

£315,000

**BELL**



# Belmont

Copper Street, Bucknall LN10 5EQ

Lincoln – 15 miles

Grantham – 36 miles with East Coast rail link to London

Boston – 22 miles

Woodhall Spa – 5 miles

(Distances are approximate)

Belmont is a versatile three-bedroom bungalow, boasting a beautiful landscaped rear garden and rural views over paddocks beyond. Providing modern accommodation, the property enjoys flexible spaces, currently providing two bedrooms to the front, a third to the rear and sitting room, plus open-plan living-kitchen stepping out to the rear. There is both a bathroom and shower room.

Bucknall is a village in central Lincolnshire, with the city of Lincoln (15 miles); town of Horncastle (six miles) and popular inland resort Woodhall Spa (five miles) all in close proximity. The property benefits from solar panels, owned outright and a PIV air circulatory system.

## Accommodation

### **Entrance Porch 4' 11" x 3' 4" (1.50m x 1.02m)**

With uPVC double glazed obscure arched doors to front, tiled flooring and uPVC double glazed obscure door with matching windows alongside into:

### **Reception Hallway 16' 11" x 4' 10" (5.15m x 1.47m)**

With lights to ceiling and wall, loft access hatch, radiator and wooden doors to accommodation including:

### **Main Bedroom (Previously Sitting Room) 17' 9" x 13' 1" (5.41m x 3.98m)**

With uPVC double glazed windows to front and side and lights to ceiling and wall. There is an electric fire to wall, radiators and multiple power points.



**Bedroom 3/Study 13' 8" x 9' 11" (4.16m x 3.02m) max**  
With uPVC double glazed obscure door to rear and window to rear. There is a radiator, multiple power points, wooden door to airing cupboard and further store with power points.

**Sitting Room 13' 6" x 11' 7" (4.11m x 3.53m)**  
With uPVC double glazed sliding doors to rear and window to side. There is a television point, radiator, multiple power points and wooden door to:

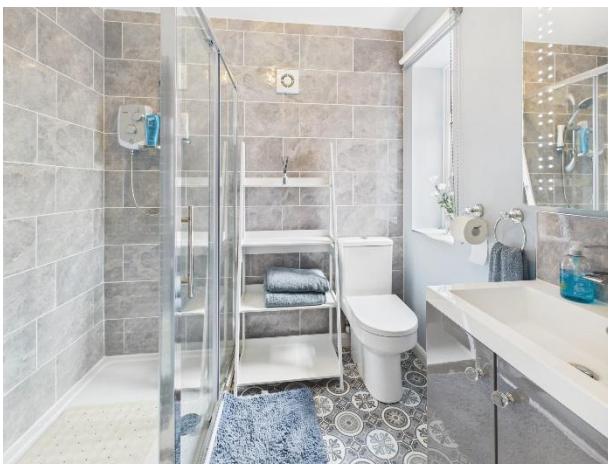
**Hallway 8' 4" x 4' 0" (2.54m x 1.22m)**  
With uPVC double glazed obscure door to front and having wood laminate flooring, radiator and wooden doors to storage space, shower room and into:

**Breakfast Kitchen/Living Room 22' 3" x 11' 10" (6.78m x 3.60m)**  
With uPVC double glazed windows to side and French doors to rear. There is an excellent range of storage units to base and wall levels, ceramic sink and drainer set to square edge wood effect worktop surface and space and connections for under counter washing machine and dryer. There is a breakfast bar, inset fridge-freezer, Beko oven and four ring induction hob beneath extractor canopy. There is wood effect flooring to kitchen, television point, radiator and multiple power points.

**Shower Room 7' 0" x 5' 9" (2.13m x 1.75m)**  
With uPVC double glazed obscure window to front and having low-level WC, hand wash basin to storage unit, light up mirror over and shower cubicle with electric triton shower over and tiled surround. Tile effect flooring.

**Bathroom 13' 5" x 4' 11" (4.09m x 1.50m)**  
With uPVC double glazed obscure window to side and having hand wash basin to storage unit and mirrored storage over, panel bath, tiled to walls, full height storage cupboard, wood laminate flooring and radiator.

**Bedroom 2 13' 3" x 10' 6" (4.04m x 3.20m)**  
With uPVC double glazed window to front, radiator and multiple power points.





### Outside

The property is approached to the front through five bar vehicle gate and over a long gravelled driveway, providing ample off road parking for multiple vehicles. The front garden is laid to lawn, with mature trees standing behind picket fence to the front and a beautiful flower bed with shrubs before the front door. A path continues around the side and through personnel gate to the rear garden, a child and pet friendly space, being contained by mixed fencing and enjoying a beautiful view to the rear across neighbouring paddock land. Laid to lawn, the garden is expertly landscaped with stepping stone paths, flower beds, shrubs and trees throughout, alongside a radial patio to one corner; another beneath a wooden cover and a third leading for the living room and contained by low-level fencing. The garden boasts a timber framed shed / store.

### Further Information

All mains services. 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 = C  
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](mailto:woodhallspa@robert-bell.org)

Website: <http://www.robert-bell.org>

Brochure prepared 11.07.2025



For identification only - Not to scale



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

[www.robert-bell.org](http://www.robert-bell.org)

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