



**Plot 7, 3 Willow Close, Poplar Road, Bucknall,
Woodhall Spa, Lincolnshire, LN10 5DU**

New Build £699,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Brand New Development
- Quality High Specification Throughout
- Air Source Heating (Underfloor Heating to GF)
- Open Plan Living/Dining Kitchen
- South Facing to Rear
- Impressive Collection of Only 9 Houses
- Plot 7 Detached House: 3326 Sq Ft
- 5 Bedrooms, 2 En Suites & Bathroom
- Substantial Plot & Integral Double Garage
- Attractive Cul-De-Sac Village Setting

An outstanding new homes development completed in January 2024, situated on a cul-de-sac close to open countryside in the village of Bucknall 5 miles from Woodhall Spa. The development includes a range of only nine 3, 4 and 5 bedroom houses built to a striking traditional design by a local developer MorganLowe Homes. The site layout comprises three detached houses and two semi detached houses at the front of the development. Positioned to the rear of the site are four substantial detached houses each occupying a substantial plot with a large block paved driveway and either an integral or detached double garage.

The houses are completed to a high specification throughout to include carpets/flooring, UVPC double glazing, air source heating with zoned underfloor heating to the ground floor and radiators upstairs, a 10 year ICW structural warranty, solar panels and an electric vehicle charging point. For a more in depth specification list specifically for each plot can be found within these particulars.

Plot 7 is the largest house on the development boasting circa 3326 sq ft plus 430 sq ft double garage, with five double bedrooms, two en suites, two reception rooms and an integral double garage. The ground floor living accommodation comprises an entrance hall, WC, utility, study/dining room, lounge, and an open plan family living/dining kitchen with two sets of contemporary aluminium bi-fold doors leading out onto the rear garden. The first floor galleried landing leads to a 23ft master bedroom suite with a separate dressing room and an en suite bathroom. There are four further spacious double bedrooms, a second en suite and a family bathroom.

Plot 7 occupies a substantial plot in a lovely position at the rear of the development approached by a shared private block paved driveway with plots 6, 8 & 9 which leads to the property's own large block paved driveway providing ample off road parking with turning space and a large (7.42m x 5.26m) integral double garage. There is an electric car charging point, lawns to the front garden with planting borders, and a side gate leads onto an Indian sandstone path which provides access to the south facing rear garden. To the rear of the property, there is the air source heat pump, ample Indian sandstone paths and a patio, a large lawn, an outside tap and external light points.

This is an exciting opportunity to purchase a lovely new home and viewing is highly recommended.

**** PLOT 7 IS COMPLETED AND AVAILABLE TO BUY NOW! ** CALL NOW TO ARRANGE**

YOUR VIEWING! **

Bucknall is a village and civil parish in the East Lindsey district of Lincolnshire. The village is situated approximately 5 miles west from Horncastle and 5 miles north from Woodhall Spa.

The characterful inland resort of Woodhall Spa is famous for The National Golf Centre and offers a wonderful selection of independent shops, tea rooms, restaurants as well as the unique Kinema in the Woods and the superb outdoor heated swimming pool at Jubilee Park. The Petwood Hotel is steeped in British history, once home to the legendary 617 'Dambusters' squadron, and provides award-winning food, afternoon tea and special events surrounded by acres of beautifully landscaped gardens.

The historic and vibrant Cathedral City of Lincoln (13 miles) offers a comprehensive range of shopping, dining, and cultural amenities. The two most notable attractions are the spectacular 11th century Lincoln Cathedral and Lincoln Castle at the heart of the city's cultural Cathedral Quarter. The city has two universities, the University of Lincoln and Bishop Grosseteste. The City boasts a diverse range of retailers from high street favourites to unique independents and high profile boutiques. The rich aviation history of Lincolnshire can be explored further at the International Bomber Command Visitor Centre in Lincoln.

AN OPEN FRONTED CANOPY STORM PORCH WITH LIGHT POINT LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

15'2" x 9'2" (4.62m x 2.79m)

An impressive entrance to the property with partial vaulted ceiling rising up to the first floor galleried landing. Underfloor heating with individual thermostat, four ceiling spotlights, two double glazed windows to the front elevation, understairs storage cupboard and oak and glass staircase leading to the first floor galleried landing.

STUDY/DINING ROOM

14'3" x 11'10" (4.34m x 3.61m)

With underfloor heating with individual thermostat, three double power points, telephone point and two double glazed windows to the front elevation.

LOUNGE

14'3" x 14'2" (4.34m x 4.32m)

With underfloor heating with individual thermostat, four double power points, telephone point, television point and two double glazed windows to the front elevation.

OPEN PLAN FAMILY LIVING/DINING KITCHEN

38'7" max x 24'7" max (11.76m max x 7.49m max)

A substantial, L-shaped, open plan family living/dining kitchen, featuring a comprehensive range of contemporary shaker cabinets complemented by brass handles comprising wall cupboards, base units and drawers with white quartz worktops. Integrated Neff cooking

appliances include twin hide and slide ovens, separate microwave, five ring induction hob and stainless steel extractor hood above. Integrated fridge/freezer. There is large island with a double power point, space for stools beneath, a food preparation area with butchers block style work surface and pan drawers beneath. The island also includes twin inset Belfast sinks with swan neck mixer tap/boiling hot tap and drainer to the side built into the worktop, bin storage cupboard, an integrated dishwasher and three feature lights above. There is a drinks bar area with matching contemporary shaker cabinets complemented by brass handles comprising wall cupboards including display cabinets with glass doors and inset glass shelving, base units, white quartz work surfaces, a wine rack and integrated wine cooler. There are ample light points throughout including spotlights, underfloor heating with two individual thermostats, high quality moduleo LVT floor, ample double power points throughout, a brick inset fireplace to accommodate a log burner with oak mantle above, two double glazed windows to the rear elevation and two sets of contemporary aluminium bi-fold doors leading out onto the south facing rear garden.

UTILITY

17'2" x 5'1" (5.23m x 1.55m)

A continuation from the kitchen, having matching contemporary shaker cabinets complemented by brass handles comprising wall and base units, white quartz worktops and an inset 1 1/2 bowl sink with brass swan neck mixer tap and drainer to the side built into the worktop. Plumbing for a washing machine and space for a tumble dryer. High quality moduleo LVT floor, underfloor heating with individual thermostat, cupboard housing the underfloor heating manifold and consumer units. Three ceiling spotlights, extractor fan, double glazed window to the rear elevation and obscure UPVC double glazed door leading out onto the south facing rear garden.

DOWNSTAIRS WC

6'7" x 5'2" (2.01m x 1.57m)

Having a modern two piece white suite comprising a low flush WC. Wall hung wash hand basin with mixer tap. Underfloor heating, two ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

FIRST FLOOR GALLERIED LANDING

23'5" max x 22'11" max (7.14m max x 6.99m max)

A substantial galleried landing with two double power points, two radiators, nine ceiling spotlights, loft hatch, double glazed window to the front elevation and double doors opening onto a walk-in airing cupboard housing the pressurised hot water cylinder.

MASTER BEDROOM 1

23'7" x 14'7" (7.19m x 4.45m)

(Plus 9'8" x 3'9"). A substantial and fantastic master bedroom suite with a dual aspect with two double glazed windows to the rear elevation and double glazed window to the front elevation. There are two radiators, five double power points and a television point.

DRESSING ROOM

9'2" x 9'0" (2.79m x 2.74m)

With radiator, double power point and double glazed window to the rear elevation.

EN SUITE

9'10" x 9'3" (3.00m x 2.82m)

Having a beautifully appointed modern and contemporary five piece white suite with chrome fittings comprising a bathtub with wall mounted mixer tap and a separate shower handset. Separate tiled shower enclosure with large, wall mounted rainfall shower plus additional shower handset. Wall hung vanity unit with twin sinks with wall mounted mixer taps and four drawers beneath. Wall hung WC with enclosed cistern. Marble effect, fully tiled walls, heated towel rail, four ceiling spotlights, extractor fan, shaver point and obscure double glazed window to the front elevation.

BEDROOM 2

13'3" x 12'10" (4.04m x 3.91m)

(Plus door reveal). A second double bedroom with radiator, three double power points, television point and double glazed window to the rear elevation.

EN SUITE

8'2" x 5'11" (2.49m x 1.80m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure with rainfall shower and additional shower handset. Wall hung wash hand basin with mixer tap. Low flush WC. Part tiled walls, heated towel rail, four ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

BEDROOM 3

16'11" x 13'9" (5.16m x 4.19m)

(Plus door reveal 5'1" x 4'7"). A large double bedroom with radiator, three double power points, television point and double glazed window to the rear elevation.

BEDROOM 4

14'3" x 11'10" (4.34m x 3.61m)

A fourth double bedroom with radiator, three double power points, television point and two double glazed windows to the front elevation.

BEDROOM 5

14'4" x 11'10" (4.37m x 3.61m)

A fifth double bedroom with radiator, three double power points, television point and two double glazed windows to the front elevation.

FAMILY BATHROOM

11'10" x 8'6" (3.61m x 2.59m)

Having a modern and contemporary four piece white suite with chrome fittings comprising a panelled bath with mixer tap. Separate tiled shower enclosure with rainfall shower plus additional shower handset. Wall hung vanity unit with inset wash hand basin with wall

mounted mixer tap and drawer beneath. Low flush WC. Marble effect part tiled walls, heated towel rail, four ceiling spotlights, extractor fan and ceiling sun tunnel.

INTEGRAL DOUBLE GARAGE

24'4" x 17'3" (7.42m x 5.26m)

Equipped with power and light. Twin remote controlled electric up and over doors. Personal door to the rear leads to the utility room.

VIDEO TOUR

The video tour shown online is an overall aerial aspect of the site. The internal video images are from the show home, plot 1.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains drainage, mains water and electricity are connected. Central heating is provided by an Air Source Heat Pump with zoned underfloor heating to the ground floor and radiators to the first floor.

MORTGAGE ADVICE

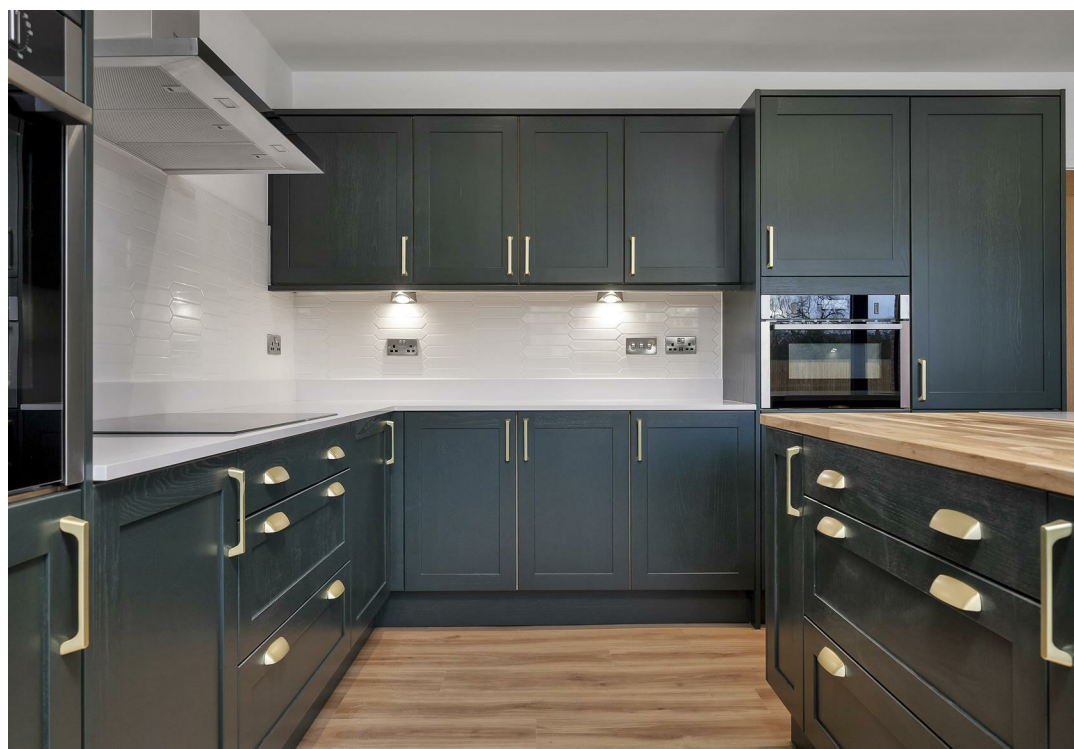
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



















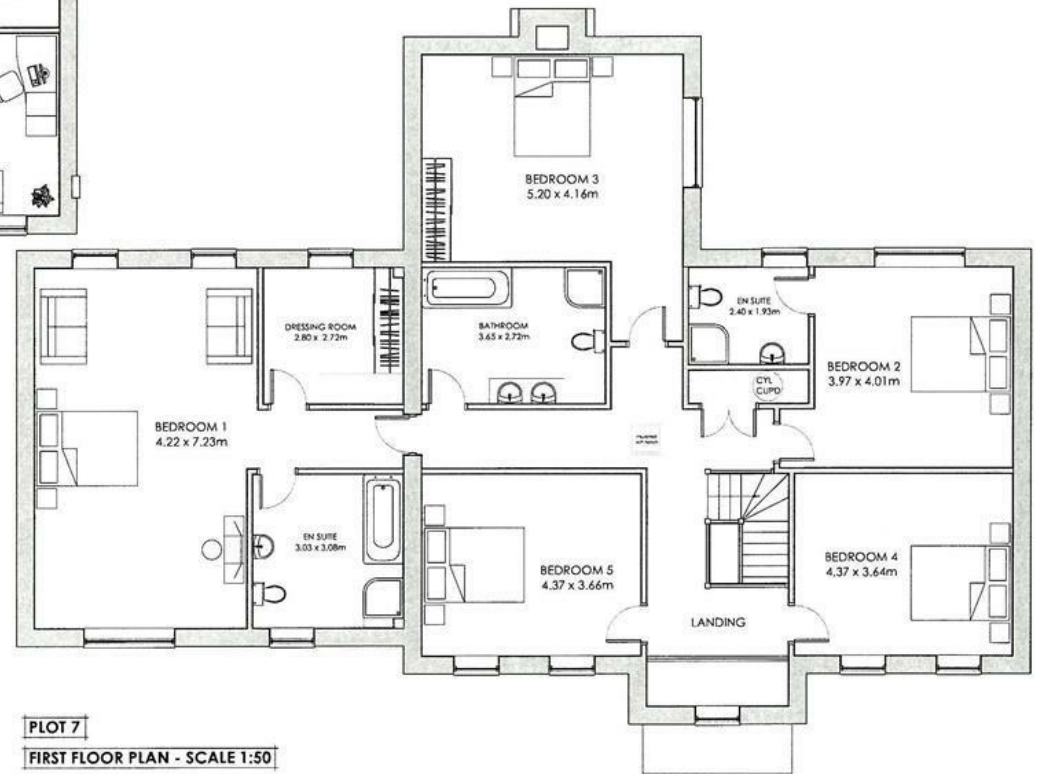








PLOT 7
GROUND FLOOR PLAN - SCALE 1:50



PLOT 7
FIRST FLOOR PLAN - SCALE 1:50

CHESTNUT AVENUE, POPLAR ROAD, BUCKNALL, LINCOLNSHIRE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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