



**Plot 8, 2 Willow Close, Poplar Road, Bucknall,  
Woodhall Spa, Lincolnshire, LN10 5DU**

**New Build £585,000**

**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)
- Large Open Plan Kitchen/Diner & Utility
- Substantial Plot & Integral Double Garage
- Impressive Collection of Only 9 Houses
- Plot 8 Detached House: 2226 Sq Ft
- 4 Bedrooms, 2 En Suites & Bathroom
- Open Plan Sunroom with Bi-Fold Doors
- 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 8 circa 2226 sq ft plus 344 sq ft double garage. A four bedroom detached family home with two en suites and an integral double garage. The ground floor living accommodation comprises a vaulted entrance hall, WC, utility, lounge, large 31ft kitchen/diner open plan to a superb sunroom with roof lantern and contemporary aluminium bi-fold doors leading out onto the rear garden. The first floor galleried landing leads to a substantial master bedroom with an en suite. There are three further double bedrooms, a second en suite and a family bathroom.

Plot 8 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, 7 & 9 which leads to the property's own large block paved driveway providing ample off road parking with turning space and an integral double garage. There is an electric car charging point, the front gardens are laid to lawn with planting borders, and a side gate leads to an Indian sandstone pathway which provides access to the rear garden. To the rear of the property, there are ample Indian sandstone paths and a patio, an outside tap, power point and external lighting. To the other side of the property, there is a gravelled area housing the air source heat pump and provides a useful storage area.

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

**\*\* PLOT 8 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:**

### **VAULTED ENTRANCE HALL**

12'8" x 8'8" (3.86m x 2.64m)

A superb entrance to the property featuring a vaulted ceiling rising up to the first floor galleried landing. There is underfloor heating with individual thermostat control pad, ceiling spotlights, understairs storage cupboard, stairs to the first floor galleried landing and double glazed window to the front elevation.

### **DOWNSTAIRS WC**

7'8" x 5'6" (2.34m x 1.68m)

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

### **LOUNGE**

17'1" into bay x 13'3" (5.21m into bay x 4.04m)

With underfloor heating with individual thermostat control pad, four double power points, television point, telephone point and double glazed bay window to the front elevation.

### **LARGE KITCHEN/DINER**

31'5" x 11'0" (9.58m x 3.35m)

Having a range of contemporary shaker cabinets in contrasting colours complemented by brushed chrome handles comprising wall cupboards with under lighting, base units and

drawers with white quartz worktops. Integrated Neff cooking appliances include twin hide and slide ovens, five ring induction hob with stainless steel extractor hood above. Integrated fridge/freezer. There is an island with further base units, an inset Belfast sink with Grohe stainless steel swan neck pull out extendable/flexi mixer tap and a drainer to the side built into the white quartz worktop. There is space for stools beneath, an integrated dishwasher and wine cooler and three feature lights above. Underfloor heating with individual thermostat control pad, high quality moduleo LVT floor, ceiling spotlights, ample double power points, double glazed window to the rear elevation and open plan to:

### **SUNROOM**

15'1" x 12'8" (4.60m x 3.86m)

With central ceiling lantern, underfloor heating, high quality moduleo LVT floor, four double power points, telephone point, television point, double glazed windows to each side and 4m contemporary aluminium bi-fold doors leading out onto the rear garden.

### **UTILITY**

8'5" x 6'8" (2.57m x 2.03m)

A continuation from the kitchen, having contemporary shaker cabinets comprising wall and base units with brushed chrome handles. Inset 1 1/2 bowl sink with drainer and chrome swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer. Underfloor heating with individual thermostat control pad, high quality moduleo LVT floor, extractor fan and personal door through to the integral double garage.

### **FIRST FLOOR GALLERIED LANDING**

21'7" max x 14'1" max (6.58m max x 4.29m max)

With radiator, double power point, four ceiling spotlights, loft hatch, double glazed window to the front elevation and airing cupboard housing the pressurised hot water cylinder.

### **MASTER BEDROOM 1**

20'8" max x 16'4" (6.30m max x 4.98m)

A substantial master bedroom with radiator, four double power points, television point, velux roof window to the front elevation and two double glazed windows to the rear elevation.

### **EN SUITE**

7'4" x 7'1" (2.24m x 2.16m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure with large rainfall shower and additional shower handset. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Low flush WC. Part tiled walls, shaver point, heated towel rail, two ceiling spotlights, extractor fan and velux roof window to the front elevation.

### **BEDROOM 2**

13'0" x 11'1" (3.98m x 3.38m)

A second double bedroom with radiator, four double power points, television point and double glazed window to the rear elevation.

### **EN SUITE**

6'11" x 4'1" (2.11m x 1.24m)

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. Heated towel rail, part tiled walls, two ceiling spotlights, extractor fan, shaver point and velux roof window to the rear elevation.

### **BEDROOM 3**

14'11" max x 13'5" (4.55m max x 4.09m)

A spacious third double bedroom with radiator, four double power points, television point and double glazed window to the front elevation.

### **BEDROOM 4**

13'3" x 12'0" (4.04m x 3.66m)

A fourth double bedroom with radiator, four double power points, television point and double glazed window to the rear elevation.

### **FAMILY BATHROOM**

8'9" x 8'4" (2.67m x 2.54m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap. Separate tiled shower enclosure with rainfall shower and additional shower handset. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Low flush WC. Part tiled walls, shaver point, three ceiling spotlights, extractor fan, heated towel rail and obscure double glazed window to the front elevation.

### **INTEGRAL DOUBLE GARAGE**

20'10" x 16'5" (6.35m x 5.00m)

Equipped with power and light. Remote controlled electric up and over door. Personal door through to the utility room. Obscure double glazed window and door to the rear elevation.

### **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.



















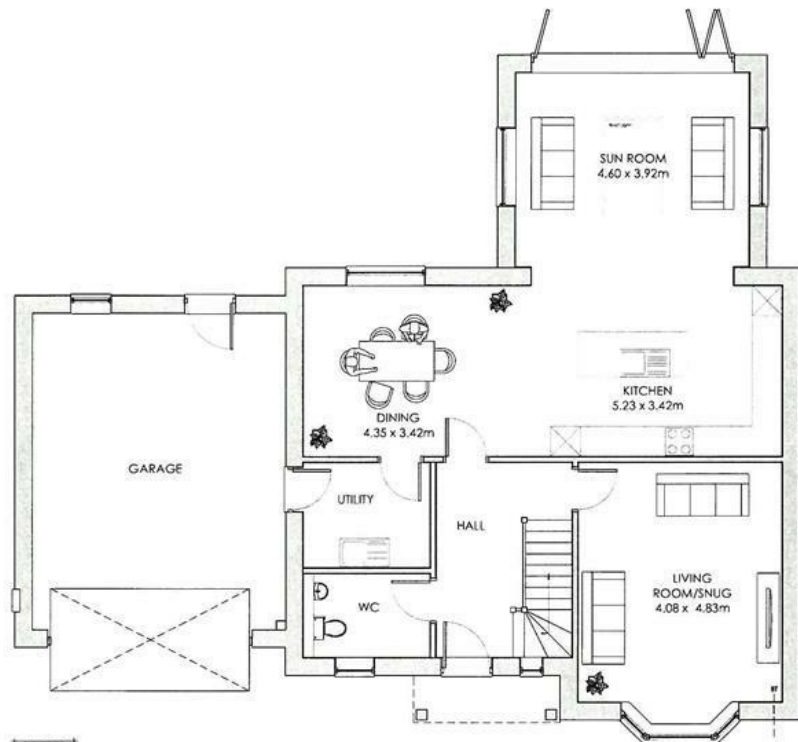




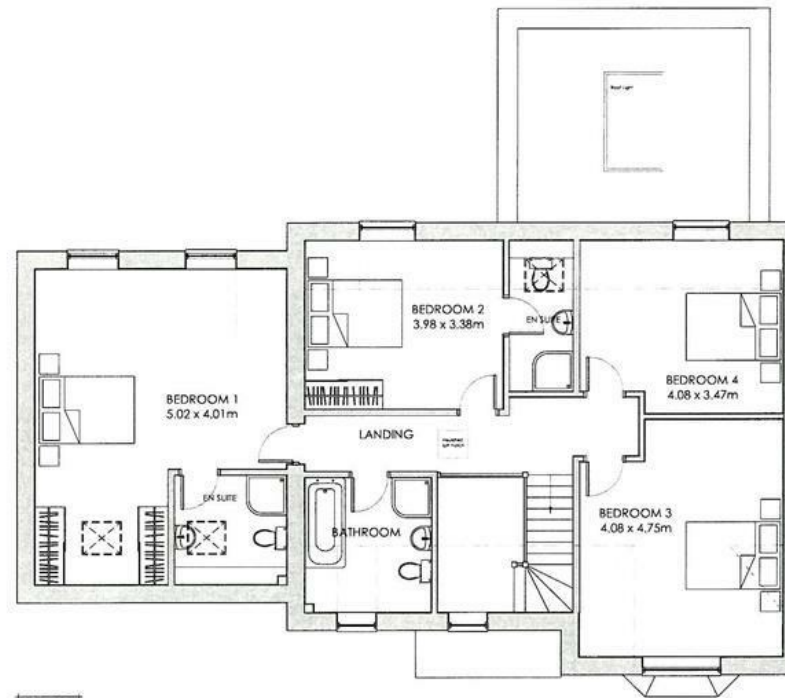








**PLOT 8**  
**GROUND FLOOR PLAN - SCALE 1:50**



**PLOT 8**  
**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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