



**Plot 9, 1 Willow Close, Poplar Road, Bucknall,
Woodhall Spa, Lincolnshire, LN10 5DU**

New Build £530,000

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)
- Two Reception Rooms
- Substantial Plot & Detached Double Garage
- Impressive Collection of Only 9 Houses
- Plot 9 Detached House: 2496 Sq Ft
- 4 Bedrooms, 2 En Suites & Bathroom
- Open Plan Living/Dining Kitchen
- 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 9 circa 2496 sq ft plus 322 sq ft double garage. A four bedroom detached family home with two en suites and a detached double garage. The ground floor living accommodation comprises a vaulted entrance hall, WC, utility, study, superb 24ft lounge with contemporary aluminium bi-fold doors and an open plan family living/dining kitchen also with 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 9 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 & 8 which leads to the property's own large block paved driveway providing ample off road parking with turning space and a detached 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 to the rear garden. To the rear of the property, there is the air source heat pump, an extensive Indian sandstone patio, a large lawn, an outside tap, double power point and external light points.

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

**** PLOT 9 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

17'5" max x 12'5" (5.31m max x 3.78m)

A fantastic entrance to the property with a high vaulted ceiling rising up to the first floor galleried landing. Underfloor heating with individual thermostat control pad, three ceiling spotlights, understairs storage cupboard, separate cloaks cupboard (4'0" x 2'11") with ceiling spotlight and oak and glass staircase leading to the first floor galleried landing.

DOWNSTAIRS WC

5'0" x 4'0" (1.52m x 1.22m)

Having a modern two piece white suite comprising a low flush WC and wall hung wash hand basin with mixer tap. Underfloor heating, part tiled wall behind the sink, two ceiling spotlights and extractor fan.

STUDY

8'3" x 8'2" (2.54m x 2.50m)

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

LOUNGE

24'4" x 16'6" (7.42m x 5.03m)

A substantial, dual aspect reception room with underfloor heating with individual thermostat control pad, five double power points, television point, two telephone points, two double glazed windows to the front elevation and bi-fold doors leading out onto the rear garden.

OPEN PLAN LIVING/DINING KITCHEN

28'9" into bay x 22'1" (8.76m into bay x 6.73m)

A large open plan family living/dining kitchen, having contemporary shaker cabinets complemented by brushed chrome handles comprising wall cupboards with under lighting, base units and drawers with quartz worktops. Inset Belfast sink with Grohe stainless steel swan neck pull out extendable/flexi mixer tap and drainer to the side built into the worktop. Integrated Neff cooking appliances include twin hide and slide ovens, a five ring induction hob with stainless steel extractor hood above. There is a separate integrated Neff microwave. Integrated fridge/freezer and dishwasher. There is an island with further contemporary shaker base units, an integrated wine cooler, space for stools beneath and three feature lights above the quartz worktop. High quality moduleo LVT floor, underfloor heating with individual thermostat control pad, ceiling spotlights, ample double power points, television point, telephone point, double glazed bay window to the front elevation, double glazed window to the rear elevation and contemporary aluminium bi-fold doors lead out onto the rear garden.

UTILITY

8'5" x 6'7" (2.57m x 2.01m)

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 chrome swan neck mixer tap. Fitted cupboard housing the underfloor heating manifold and consumer units. 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, obscure UPVC double glazed rear door leading out onto the rear garden.

FIRST FLOOR GALLERIED LANDING

21'6" max x 14'1" max (6.55m max x 4.29m max)

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

MASTER BEDROOM 1

24'4" max x 16'6" (7.42m max x 5.03m)

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

EN SUITE

8'6" x 7'4" (2.59m x 2.24m)

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 wash hand basin with mixer tap and storage drawer beneath. Low flush WC. Part tiled walls, shaver point, heated towel rail and velux roof window to the rear elevation.

BEDROOM 2

12'10" x 11'0" (3.91m x 3.35m)

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

EN SUITE

9'9" x 4'1" (2.97m 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. Part tiled walls, heated towel rail, shaver point, two ceiling spotlights, extractor fan and velux roof window to the rear elevation.

BEDROOM 3

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

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

BEDROOM 4

13'3" x 11'11" max (4.04m x 3.63m max)

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

FAMILY BATHROOM

8'10" x 8'4" (2.69m 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 wash hand basin with mixer tap and storage drawer beneath. Low flush WC. Part tiled walls, heated towel rail, shaver point, three ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

DETACHED DOUBLE GARAGE

18'4" x 18'4" (5.59m x 5.59m)

Equipped with power and light. Obscure UPVC double glazed side entrance door. Twin remote controlled electric up and over doors.

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.















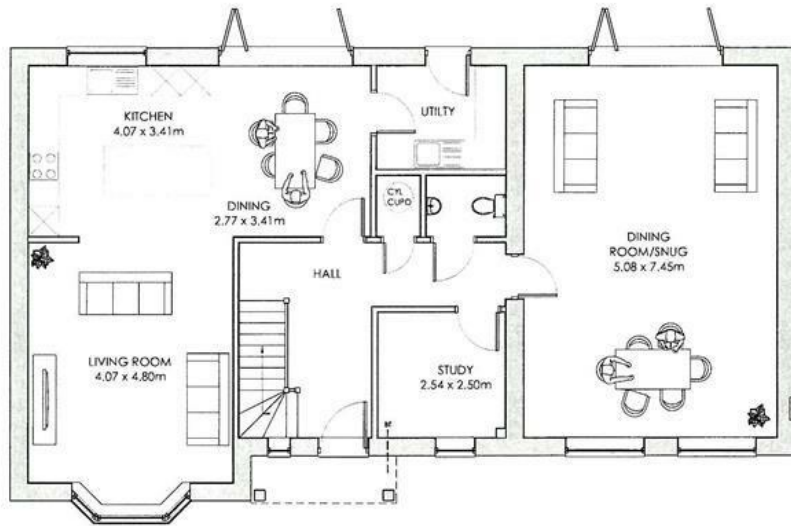






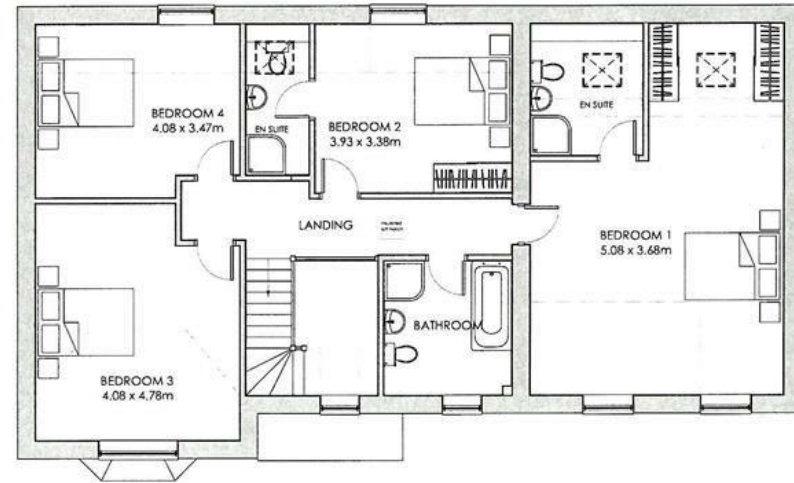






PLOT 9

GROUND FLOOR PLAN - SCALE 1:50



PLOT 9

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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