



**Rosewood House, Chestnut Avenue, Poplar
Road, Bucknall, Woodhall Spa, Lincolnshire,
LN10 5DU**

New Build £350,000

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
- Block Paved Driveway & Attached Garage
- Impressive Collection of Only 9 Houses
- Plot 2 Detached House: 1674 Sq Ft
- 4 Bedrooms, En Suite & Bathroom
- Separate Lounge & Utility Room
- Attractive Cul-De-Sac Village Setting

Our clients are offering free legal fees incentive to buyers who use their nominated solicitor. Please ask the office for further details.

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.

Rosewood House (Plot 2) circa 1674 sq ft plus 183 sq ft garage. A four bedroom detached family home with two reception rooms and a single garage. The ground floor living accommodation comprises an entrance hall, WC, study, snug, open plan living/dining kitchen and a utility. The first floor landing leads to a spacious master bedroom with an en suite. There are three further double bedrooms and a family bathroom.

Rosewood House is situated at the front of the development set back behind an established hedgerow boundary and approached by a block paved driveway which leads to an electric car charging point and a 20ft garage. There are front and rear gardens laid to lawn and a side gate provides access to an Indian sandstone pathway leading to the rear garden. To the rear of the property, there are external light points, an outside tap, a double power point and the air source heat pump.

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

**** ROSEWOOD HOUSE 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 LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

16'5" x 6'5" (5.00m x 1.96m)

With underfloor heating with individual thermostat control pad, three ceiling spotlights, understairs storage cupboard, double glazed window to the front elevation and stairs to the first floor galleried landing.

DOWNSTAIRS WC

5'3" x 2'7" (1.60m x 0.79m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with mixer tap and feature tiling wall behind. Extractor fan and ceiling spotlight.

STUDY

10'3" x 8'1" (3.12m x 2.46m)

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

SNUG

13'7" x 8'9" (4.14m x 2.67m)

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

OPEN PLAN FAMILY LIVING/DINING KITCHEN

24'4" x 12'1" max (7.42m x 3.68m max)

Having contemporary shaker cabinets comprising wall cupboards with under lighting, base units and drawers with quartz worktops. Inset 1 1/2 bowl sink with drainer and pull down

mixer tap, drainer to the side built into the worktop. Integrated double oven, four ring induction hob with stainless steel extractor hood above. Integrated fridge/freezer and integrated dishwasher. Underfloor heating with individual thermostat control pad, High quality moduleo LVT floor, ample double power points, ceiling spotlights, television point, two double glazed windows to the rear elevation and French doors leading out onto the rear garden.

UTILITY

8'1" x 5'8" (2.46m x 1.73m)

A continuation from the kitchen, having matching shaker cabinets comprising wall and base units. Inset sink with 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, consumer unit, two ceiling spotlights, extractor fan and obscure UPVC double glazed side entrance door.

FIRST FLOOR GALLERIED LANDING

16'6" max x 15'8" max (5.03m max x 4.78m max)

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

MASTER BEDROOM 1

15'2" x 9'4" (4.64m x 2.85m)

With radiator, four double power points and two double glazed windows to the rear elevation.

EN SUITE

8'3" x 5'11" (2.51m 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 vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Heated towel rail, part tiled walls, shaver point, three ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

17'8" max into dormer window x 8'6" (5.38m max into dormer window x 2.59m)

With radiator, four double power points, built-in storage cupboard and double glazed window to the front elevation.

BEDROOM 3

11'4" x 8'9" (3.45m x 2.67m)

With radiator, three double power points, television point and double glazed window to the front elevation.

BEDROOM 4

10'10" x 8'9" (3.30m x 2.67m)

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

FAMILY BATHROOM

9'6" x 7'9" (2.90m x 2.36m)

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

ATTACHED SINGLE GARAGE

20'4" x 8'9" (6.20m x 2.67m)

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

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 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

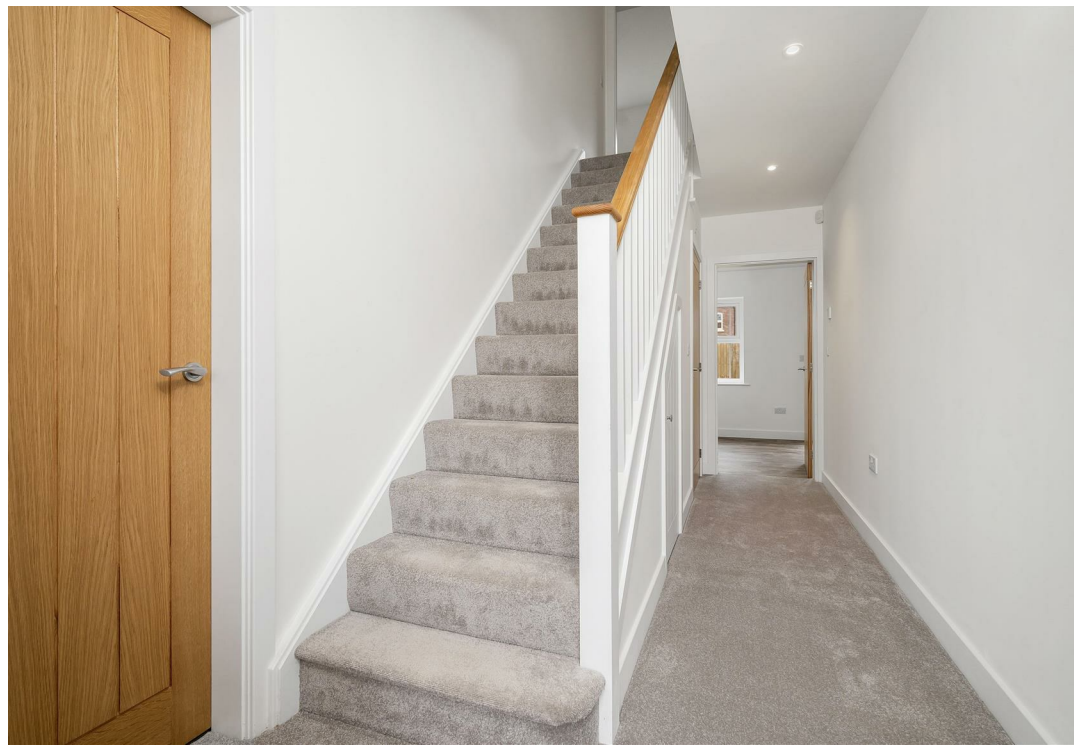
Mains drainage, mains water and electricity are connected. Central heating is provided by an Air Source Heat Pump with zoned underfloor heating to the ground floor and radiators to the first floor.

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.

















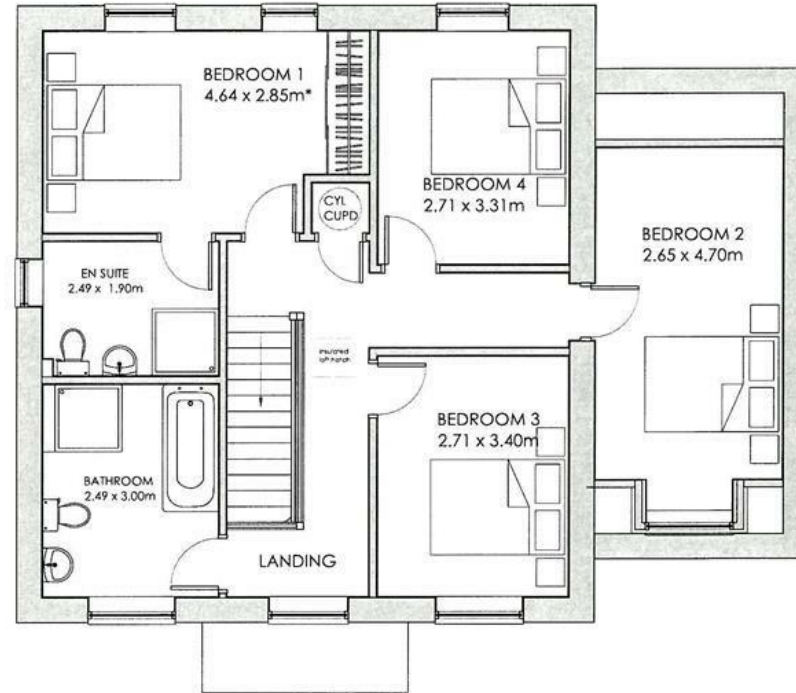






PLOT 2

GROUND FLOOR PLAN - SCALE 1:50



PLOT 2

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		
	86	87
	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		
	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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