



Woodview, Chestnut Avenue, Bucknall, LN10 5DU



3



1



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Freehold

£180,000



Key Features

- No onward chain
- In need of modernisation
- Spacious accommodation
- Range of outbuildings
- Off road parking
- Lawned garden to the side
- EPC rating G





Offered for sale with no onward chain is this three bedroom period style property in need of a full refurbishment. Externally the property has off road parking, a range of outbuildings and a lawned area to the side.



Internally the property requires a fully refurbishment and would make a fantastic project. In brief the accommodation comprises: Entrance hallway, living room, dining room, hallway, pantry, kitchen, landing, three bedrooms and bathroom. The property offers spacious accommodation and currently does not have any central heating, there are open fires in the living room and dining room. Early viewing is strongly advised.



ACCOMMODATION

ENTRANCE

Having stairs rising to the first floor.

LOUNGE

4.27m x 3.86m (14ft x 12.7ft)

Having front and side windows as well as an open fire.

DINING ROOM

4.28m x 3.82m (14ft x 12.5ft)

Having front and side windows, open fire, doorway to outbuilding one and door to internal hallway.

INTERNAL HALL

PANTRY

3.37m x 2.61m (11.1ft x 8.6ft)

KITCHEN

3.49m x 3.36m (11.4ft x 11ft)

Having a side entrance door, side window and sink unit.

FIRST FLOOR LANDING

BEDROOM ONE

4.32m x 3.86m (14.2ft x 12.7ft)

Having a front window and storage cupboard.

BEDROOM TWO

4.34m x 3.8m (14.2ft x 12.5ft)

Having a front window.

BEDROOM THREE

3.32m x 2.79m (10.9ft x 9.2ft)

Having a side window.

BATHROOM

3.37m x 3.48m (11.1ft x 11.4ft)

Having a WC, wash hand basin, cast iron bath, airing cupboard and window to the side.

EXTERIOR

OUTBUILDING ONE

3.33m x 2.86m (10.9ft x 9.4ft)

OUTBUILDING TWO

3.47m x 1.82m (11.4ft x 6ft)

GARDEN

Having a tandem driveway for two vehicles, lawn to the front and side with borders and flower beds. There is also a third outbuilding/coal store as well as an outside WC.

SINGLE GARAGE

SERVICES

The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



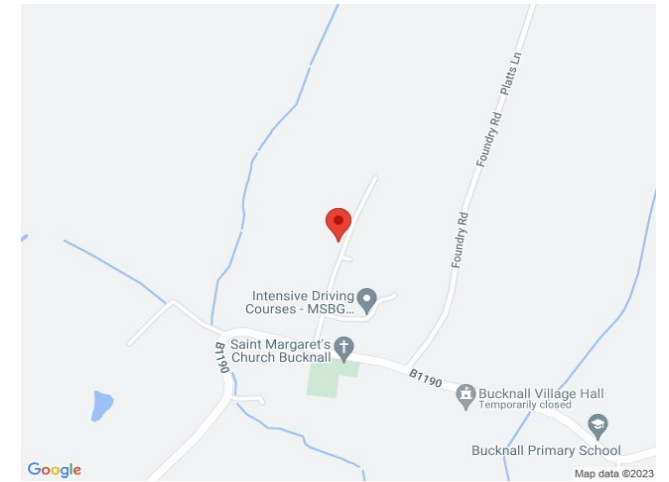


 **NEWTON FALLOWELL**

Floorplan



Total area: approx. 152.6 sq. metres (1642.8 sq. feet)



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