



Paddock View

Platts Lane, Bucknall, Woodhall Spa, Lincolnshire LN10 5DY

£295,000

BELL
ROBERT BELL & COMPANY



Paddock View

Bucknall, Lincolnshire LN10 5DY

Lincoln – 15 miles

Grantham – 36 miles with East Coast rail link to London

Boston - 22 miles

Woodhall Spa – 5 miles

(Distances are approximate)

An extremely well-presented detached bungalow pleasantly situated within the popular Lincolnshire village of Bucknall. Internally the property is enhanced by its versatile accommodation including three double bedrooms, one with ensuite and one with a dressing room/home office. There is a dual aspect lounge, garden room and dining kitchen. Outside the property has detached garage, brick-built workshop and attractive westerly facing gardens. The village of Bucknall has a primary school, active village hall and further facilities can be found within the nearby inland resort of Woodhall Spa.



Accommodation

Entrance into the property is gained through a uPVC door leading into:

Entrance Porch

With door to:

Reception Hall

Having built-in cloaks cupboard, airing cupboard, coved ceiling, radiator, power points and door to:

Lounge 14' 4" x 14' 2" (4.37m x 4.31m)

A dual aspect room having feature open brick fire place with tiled hearth, coved ceiling, wall lights, radiator and power points.



Dining Kitchen 14' 2" x 11' 10" (4.31m x 3.60m)

A dual aspect room providing views over the garden and having a range of fitted units comprising stainless steel sink drainer inset to work surface over base units including space and plumbing for dishwasher. There is a four ring electric hob, electric oven, wall and mounted cupboards above. There is tiled flooring, coved ceiling, radiator and open doorway to:

Utility Area

With a range of fitted units comprising stainless steel sink drainer inset to work surface over base units and space with plumbing for washing machine. There are wall mounted cupboards above, tiled flooring, power points and uPVC door to the rear garden.

Bedroom 1 15' 10" x 9' 1" (4.82m x 2.77m)

Currently used as a dining room, this dual aspect room has radiator, power points, coved ceiling and door to **Dressing Room 9' 4" x 8' 11" (2.84m x 2.72m)** currently used as a home office with side aspect, radiator, power points and door returning to the reception hall.

Bedroom 2 12' 0" x 11' 0" (3.65m x 3.35m)

Overlooking the rear garden and having radiator, power points and door to **En-Suite** with pedestal wash hand basin, low-level WC and radiator.

Bedroom 3 10' 4" x 10' 1" (3.15m x 3.07m)

With front aspect and having full height double wardrobe, radiator, coved ceiling and power points.

Wet Room 7' 11" x 6' 11" (2.41m x 2.11m)

Being fully wall tiled and having an easy access shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring, heated towel rail and shaver point.

Garden Room 10' 8" x 9' 6" (3.25m x 2.89m)

Providing views over the rear garden and having tiled flooring, radiator and power points. Please note, the garden room is only accessed from outside and is not internally connected to the main accommodation.



Ground Floor



Outside

The property is approached through a timber five bar gate and over a block paved driveway providing ample parking for several vehicles, turning area and leads to **Detached Garage 18' 3" x 9' 8" (5.56m x 2.94m)** with electric roller door, power, lighting and a useful up and over door into the rear garden. The remaining front garden has a variety of decorative raised flower beds. The enclosed westerly facing rear garden is predominantly laid to lawn with a variety of ornamental shrubs to borders. There is a paved patio area, outside lighting and **Detached Workshop 9' 8" x 8' 8" (2.94m x 2.64m)** with fitted work bench, window to garden, and power points.

Further Information

Mains electric, water and drainage. Air source central heating. UPVC double glazing. Solar panels.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.
DISTRICT COUNCIL TAX BAND = D
EPC RATING = D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



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