



## Townhill Lane, Bucknall, Woodhall Spa, LN10 5DS

- STUNNING, VERY WELL PRESENTED, TWO DOUBLE bedroom, TWO reception, semi-detached MODERN house, built by Broadgate Homes
- LOW MAINTENANCE GARDENS incl front feature pillar light and WEST facing, PRIVATE, fully enclosed rear with extensive paved PATIO, established shrubs & pedestrian gate to drive
- LOUNGE DINER with 2 ceiling lights, FEATURE fireplace having wood surround, marble background & hearth with remote controlled wood burner/living flame effect electric fire
- MODERN fitted KITCHEN with underfloor heating, display lighting, one & half bowl sink with filter tap, HOTPOINT ceramic hob & electric fan assisted oven, space/plumbing for 2 appliances
- ONLY a council tax band 'A', select CUL-DE-SAC location in POPULAR village
- Separate GARAGE (having light, power, it's own electrical consumer unit & storage space in the roof void), and off road PARKING with potential for additional parking adjacent to garage
- GOOD '74' ENERGY efficiency RATING, incl Fischer REPLACEMENT EFFICIENT electric RADIATORS with individual thermostat controls, Georgian style DOUBLE GLAZING
- UPVC double glazed CONSERVATORY with wall light, power, opaque roof and FRENCH doors to rear garden
- W.C. and upstairs MODERN BATH & SHOWER room, shower cubicle having monsoon & flexible shower heads, bath having mixer taps with wall mounted shower extension

**Price £180,000**



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## DESCRIPTION

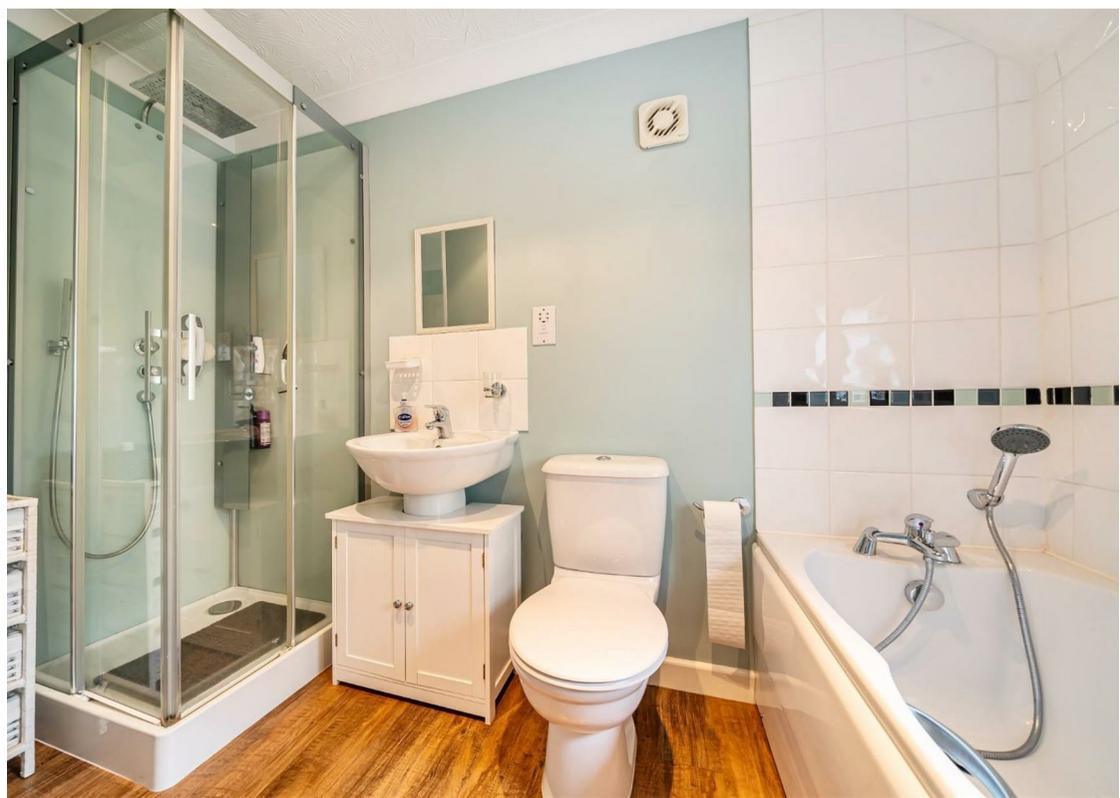
A stunning, very well presented, 2 double bedroom, 2 reception, semi-detached modern house built by Broadgate Homes, with separate garage (having light, power, it's own electrical consumer unit & storage space in the roof void), off road parking (with potential for additional parking adjacent to garage), low maintenance gardens (incl front with feature pillar light and west facing, private, fully enclosed rear garden with extensive paved patio, established shrubs & pedestrian gate to drive/garage), a good '74' energy efficiency rating, and is only a council tax band A', all in a select cul-de-sac location of the popular village of Bucknall.

It also benefits from Fischer replacement efficient electric radiators with individual thermostat controls, under floor heating to the kitchen, Georgian style double glazing, stone style window sills, low maintenance corbelled brick work in lieu of soffits & fascias, recently painted exterior, external lighting & water tap, and quality blinds are included.

The property consists of entrance hall (with built in cupboard), lounge diner (with 2 ceiling lights, feature display fireplace having wood surround, marble background & hearth, window to rear garden) and French doors to the UPVC double glazed conservatory (with wall light, power, opaque roof and French doors off to the garden), modern fitted kitchen (with underfloor heating, display lighting, one & half bowl sink with filter tap, Hotpoint electric fan assisted oven with LCD, and ceramic hob having stainless steel splashback & canopy hood extractor over, space/ plumbing for 2 appliances), & a downstairs W.C.

Upstairs is the landing (with access via aluminium loft ladder to the partially boarded roof void), modern bath & shower room (incl shower cubicle with monsoon & flexible shower heads, bath having mixer taps with wall mounted shower extension, circular hand basin & shaver point), and the 2 bedrooms (master having built in double wardrobe & both bedrooms having TV points)

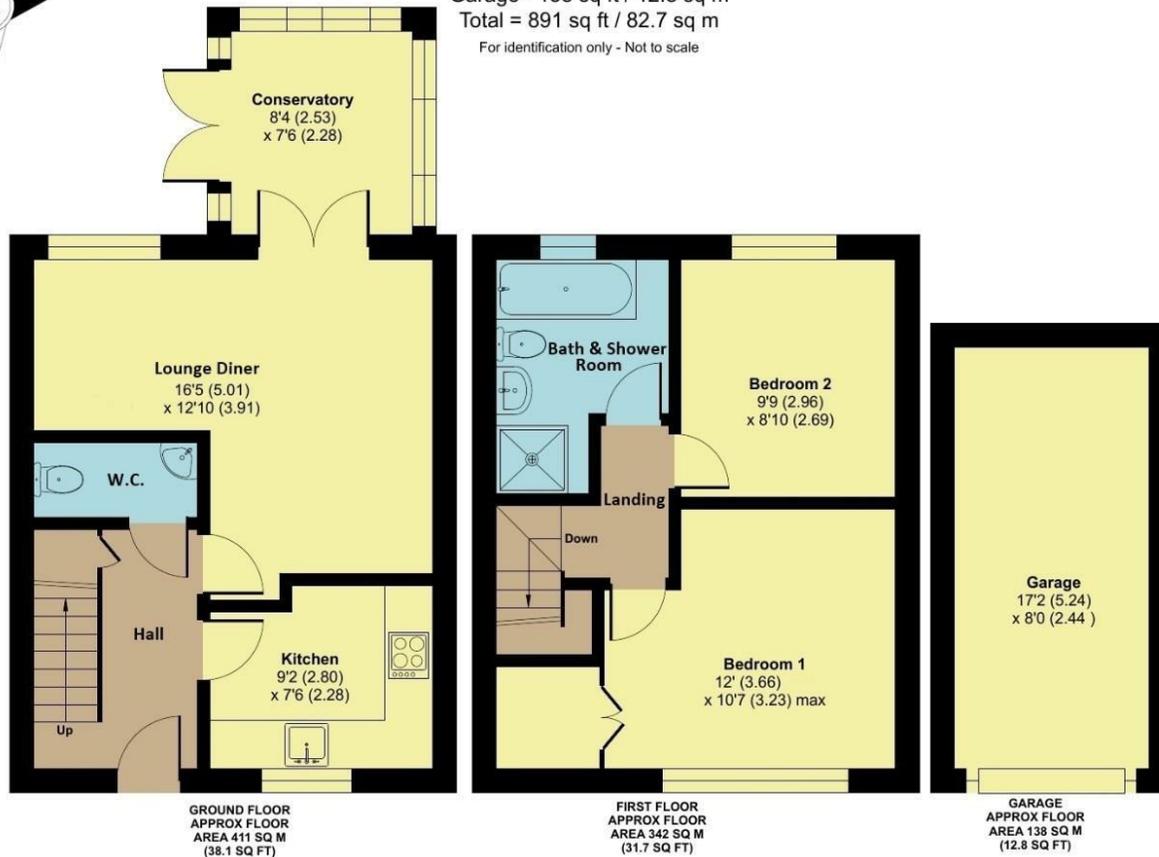




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Approximate Area = 753 sq ft / 69.9 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 891 sq ft / 82.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1425070

## Viewings

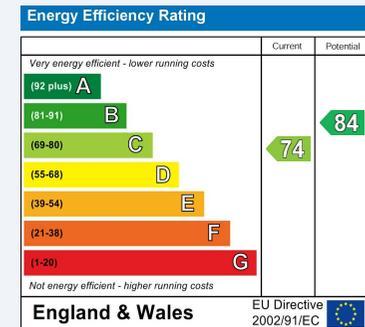
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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