



## Chestnut Avenue, Bucknall, Woodhall Spa, Lincs, LN10 5DU

- VERY well presented, SPACIOUS 2,043 sq ft, FOUR DOUBLE bedrooms, THREE receptions and TWO bath/shower rooms (and a W.C.), detached MODERN house
- Attached DOUBLE GARAGE (with remote controlled door, UPVC double glazed window & pedestrian door to rear, internal door, light, power) + block paved DRIVE for up to 4 x cars
- 232 sq ft LOUNGE (with feature fireplace including marble background and hearth) and DINING ROOM, BOTH with FRENCH doors to rear garden, FAMILY ROOM
- Dual aspect UTILITY ROOM with solid OAK fronted units, space/plumbing for washing machine and tumble dryer
- 0.25 ACRE plot (sts) with ESTABLISHED GARDENS incl SOUTH EAST facing, fully enclosed, GENEROUS rear with 3 x paved patios, pergola, shaped borders & beds, shed etc
- UPVC double glazed including 2 x pairs FRENCH and external doors, CENTRAL HEATING, External lighting and 2 x water supplies
- Solid OAK fronted KITCHEN units incl pantry and 2 x corner carousels, display lighting, built in appliances, space/plumbing for French style fridge freezer, under counter appliance etc
- BATHROOM with separate SHOWER and curved glass shower screen over the offset bath, EN-SUITE with corner quadrant shower, BOTH rooms fully wall tiled, downstairs W.C.

**Guide Price £450,000**





# Chestnut Avenue, Bucknall, Woodhall Spa, Lincs, LN10 5DU

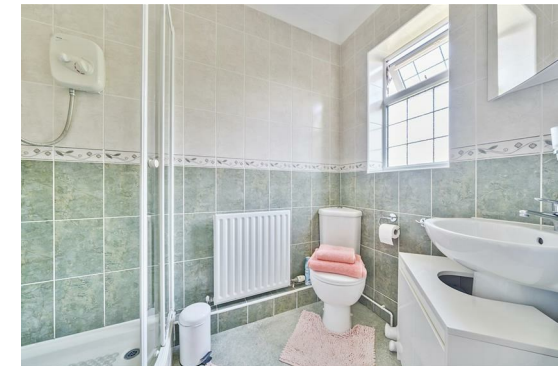
## DESCRIPTION

A very well presented, spacious 2,043 sq ft, 4 double bedroom, 3 reception and 2 bath/shower rooms (and a W.C.), detached modern house on a generous 0.25 acre plot (sts), with established gardens (including south east facing, fully enclosed, rear with 3 x paved patios, pergola, shaped borders & beds, shed etc), and there is an attached double garage (with remote controlled door, UPVC double glazed window & pedestrian door to rear, internal door, light, power), plus block paved drive for up to 4 x cars, all in a cul-de-sac location on edge of a village that has transport links, primary school, active community centre, residential care home and church.

It also benefits from UPVC double glazing including 2 x pairs French and external doors, central heating, low maintenance corbelled brickwork in lieu of soffits and fascias, 'stone' window sills, external lighting and 2 external water taps, and is offered freehold.

The property consists of front door verandah with ceiling light, very spacious entrance hall (including built in double and understairs cupboards), 232 sq ft lounge (with feature fireplace including marble background and hearth) and dining room, both with French doors to the rear garden, family room, fitted kitchen (with solid oak fronted units including pantry and 2 x corner carousels, display lighting, built in appliances, space/plumbing for French style fridge freezer, under counter appliance etc), dual aspect utility room (with solid oak fronted units, space/plumbing for washing machine and tumble dryer), downstairs W.C, and the attached double garage.

Upstairs is the galleried landing, fully wall tiled bathroom (including separate shower and curved glass shower screen over the offset bath, shaver light and built in cupboard), 209 sq ft master bedroom, fully wall tiled en-suite (including corner quadrant shower and illuminated mirror fronted medicine cabinet with integral shaver point), and the 3 further double bedrooms.









# Chestnut Avenue, Bucknall, Woodhall Spa, LN10

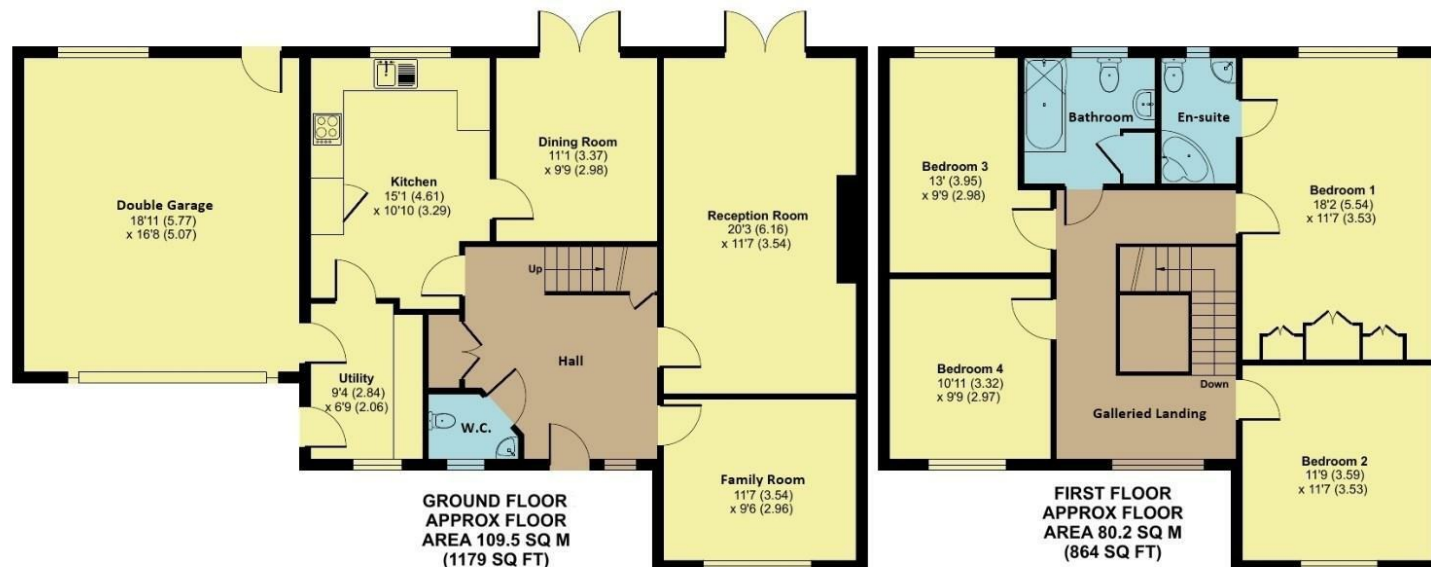


Approximate Area = 1728 sq ft / 160.5 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 2043 sq ft / 189.7 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 2025. Produced for Hunters Property Group. REF: 1312688

## Viewings

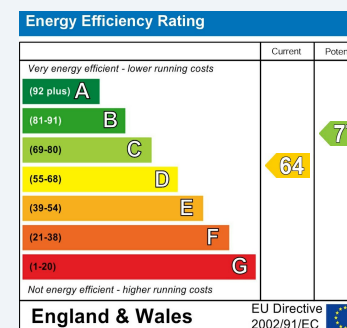
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



10 East Street, Horncastle, LN9 6AZ  
Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>

