



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

- VERY SPACIOUS 1,279 sq ft & WELL presented, THREE bedroom, THREE reception, semi-detached HOUSE, ONLY a council tax BAND 'B', with NO 'upward CHAIN'
- RECENT WORKS include 16 SOLAR PANELS with I-BOOST & 2.5 kW BATTERY pack, 26k BTU WOOD/multi fuel BURNER, conservatory INFILL ROOF, extensive PATIO and LARGE SHED
- Front & fully enclosed rear established GARDENS incl lawn, wood chipped, extensive paved patio, gravelled seating area, large shed/workshop, external lighting & water tap
- SNUG room and a dual aspect LOUNGE with FEATURE fireplace (having wooden surround, tiled hearth & inset WOOD/ multi fuel BURNER), and opening to conservatory
- GENEROUS 0.15 ACRE plot (sts) with countryside VIEWS, PARKING for 5 CARS including secure, tandem and for CARAVAN if required
- Also REPLACED electrical CONSUMER unit, all RADIATORS, hot water CYLINDER & PUMP
- UPVC DOUBLE GLAZED incl FRENCH & external doors, COMPOSITE front door, CENTRAL HEATING, 26k BTU WOOD/multi fuel BURNER
- IMPRESSIVE 20 ft CONSERVATORY, UPVC double glazed with INFILLED ROOF, having power, under floor heating, UTILITY area, OPEN PLAN to kitchen & lounge, FRENCH doors to garden

**Price £200,000**



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

## DESCRIPTION

Very spacious 1,279 sq ft & well presented, 3 bedroom, 3 reception, semi-detached house, on generous 0.15 acre plot (sts), with countryside views, parking for 5 cars (incl secure, tandem & caravan if required), front & rear established gardens (incl fully enclosed, lawn, wood chipped, extensive paved patio, gravelled seating area, large shed/workshop, external lighting & water tap), only a council tax band 'B', all in a village location, having transport links, active community centre, residential care home, primary school & church, and there is NO 'upward CHAIN'.

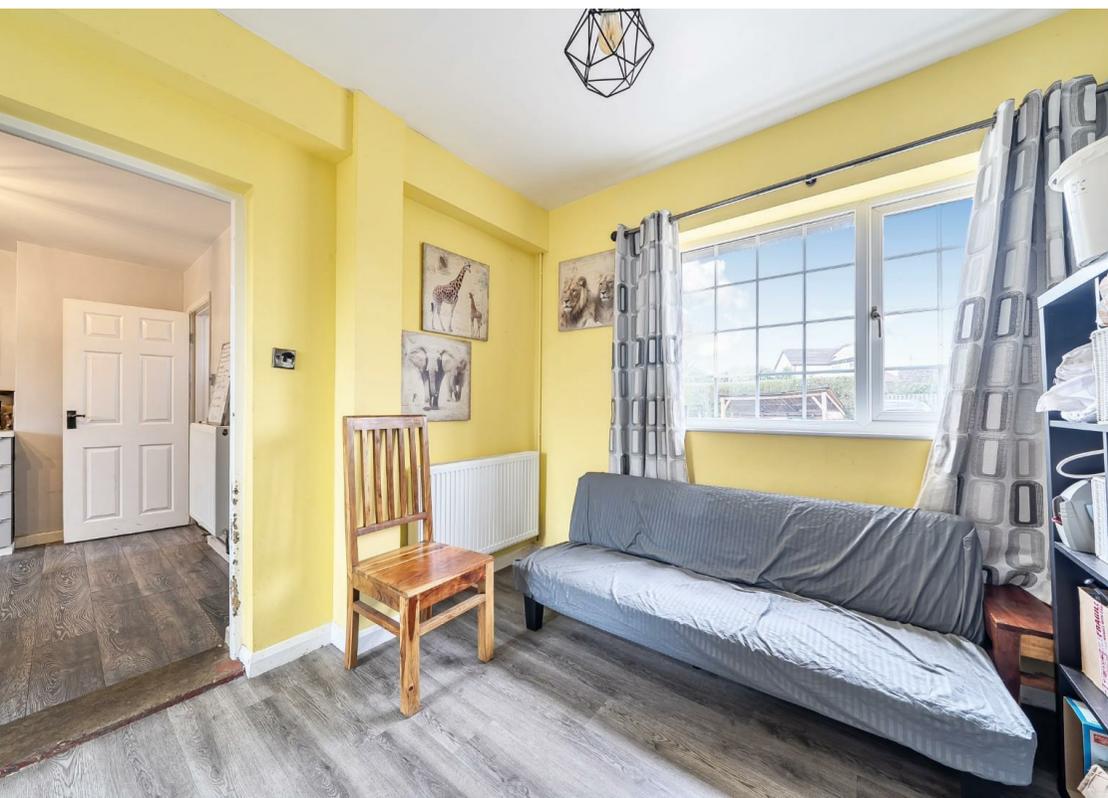
Recent works include 16 solar panels with i-boost & 2.5 kW battery pack, 26k BTU wood/multi fuel burner, conservatory infill roof, extensive patio and large shed/workshop. The current owners have also replaced the electrical consumer unit, all radiators, the hot water cylinder & pump, and the property also benefits from UPVC double glazing incl French & external doors, composite front door, and central heating.

The property consists of entrance hall (with built in cupboard), dual aspect lounge (with feature fireplace having wooden surround, tiled hearth & inset wood/ multi fuel burner), snug room, impressive 20 ft conservatory (UPVC double glazed with infilled roof, under floor heating & power, as well as a utility area, open plan to kitchen & lounge, and French doors to garden), fitted kitchen (incl built in units, double sink, Flavel range cooker having double oven, fan assisted, separate grill & pan drawer, stainless steel & curved glass filter hood, space/plumbing for fridge freezer & dishwasher), walk in pantry (with light & shelving), downstairs W.C.

Upstairs is the landing, fully wall tiled bathroom (incl separate shower with monsoon & flexible hose shower heads, & a glass pivot shower screen over the bath, pedestal hand basin, toilet) and the 3 bedrooms.

Bucknall village is within 6 miles of tree lined Woodhall Spa (home of National Golf Centre) & the historic market town of Horncastle.

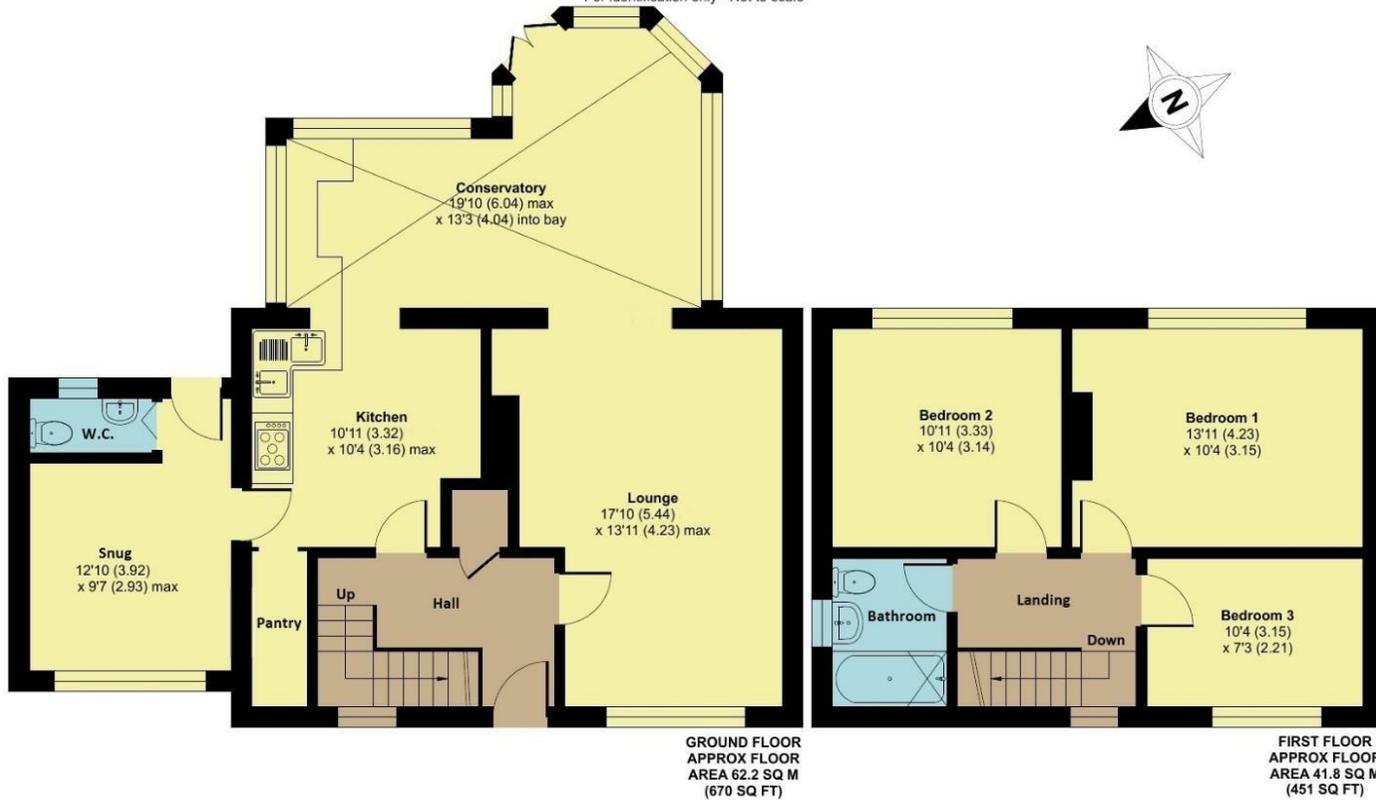




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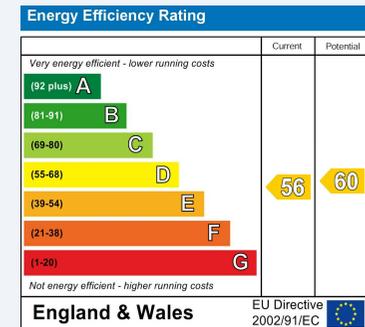
Approximate Area = 1121 sq ft / 104.1 sq m  
 Outbuilding = 124 sq ft / 11.5 sq m  
 Total = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



## 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.

### 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.

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: 1421065



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