



Glencoe

Chestnut Avenue, Bucknall, Woodhall Spa, Lincoln, Lincolnshire LN10 5DU

£290,000
NO ONWARD CHAIN

BELL



Glencoe

Chestnut Avenue, Bucknall LN10 5DU

Lincoln – 15 miles

Grantham – 36 miles with East Coast rail link to London

Boston – 22 miles

Woodhall Spa – 5 miles

(Distances are approximate)

Pleasantly situated along a no through road stands this two-bedroom detached bungalow set to grounds of around **TWO ACRES** (subject to measured survey). Internally the property provides dual aspect living room, dining kitchen with garden room. The accommodation is dated but offers an exciting opportunity to upgrade and improve. Outside the grounds are mostly laid to grass with spinney of woodland including several mature fruit trees, Nissen' type outbuilding and a range of outbuildings in poor repair. Please note that the property also benefits from solar panels. The village of Bucknall has an active village hall, primary school and is midway between the inland resort of Woodhall Spa and the serviced village of Bardney. A viewing is recommended to fully appreciate the setting and possibilities on offer.



Accommodation

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

Reception Hall

With built-in double airing cupboard, coved ceiling, two wall lights, two electric heaters, power point and door to:

Living Room 20' 0" x 12' 6" (6.09m x 3.81m)

A dual aspect room having open fireplace set to tiled hearth with timber mantle and open brick surround extending to provide television stand and shelving. There is coved ceiling, two electric heaters, telephone point and power points.



Kitchen Diner 16' 1" x 12' 5" (4.90m x 3.78m)

A dual aspect room providing a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot-in electric cooker, wall mounted cupboards above, filter hood over the hob and larder cupboard to one end. There is strip lighting, radiator, power points, glazed panel door to garden room and sliding door to **Pantry 9' 5" x 4' 7" (2.87m x 1.40m)** with cloak hooks, shelving and power points.

Garden Room 13' 3" x 9' 0" (4.04m x 2.74m)

Overlooking the rear of the property and having fitted shelving, built-in storage cupboards and uPVC door to the rear.

Bedroom 1 13' 4" x 8' 10" (4.06m x 2.69m)

With front aspect and having radiator and power points.

Bedroom 2 13' 2" x 9' 0" (4.01m x 2.74m)

Overlooking the rear and having radiator and power points.

Bathroom 8' 1" x 6' 8" (2.46m x 2.03m)

With a suite comprising paneled bath, pedestal wash hand basin and a low-level WC. There is a radiator and wall mounted vanity unit.

Outside

The property is approached through iron gates and over a graveled driveway providing off street parking and leading to **Detached Concrete Open Fronted Garage**. The remaining front garden has a variety of shrubs and pedestrian gate with paved pathway to main entrance door. The grounds to the rear are predominantly laid to grass with spinney of woodland to the far end, including several mature fruit trees. There is a range of outbuilding including 'Nissen' type store and further outbuildings in poor repair.

Please Note: The property is being sold with an overage clause, please contact the Woodhall spa office for further details.

East Lindsey District Council – Tax band: C 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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

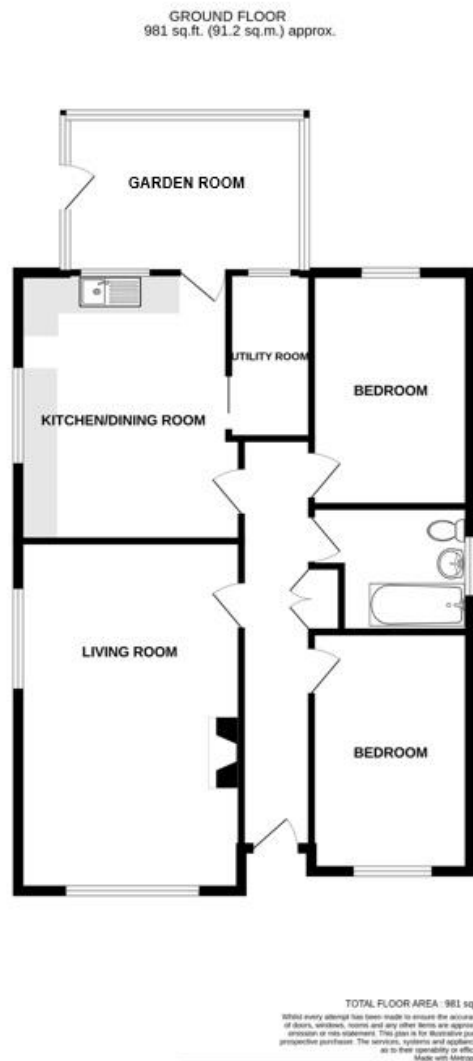
19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

Email: woodhallspa@robert-bell.org; Website: <http://www.robert-bell.org>

Brochure prepared 13.10.2026





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