



Castanea, Chestnut Avenue
Bucknall, Woodhall Spa, LN10 5DU

BELL



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Castanea is a substantial family home located to a generous plot (approx. a quarter of an acre, sts) within the central Lincolnshire village of Bucknall. Providing four double bedrooms, including master with en suite, the property will suit a range of potential purchasers; with a versatile reception room to the front plus a large lounge, dining room and kitchen. Accommodation continues with a ground floor W/C, first floor family bathroom and utility off the kitchen - providing internal access to the large, double garage.

ACCOMMODATION

Hall

A large, square entrance space with built in storage.

Lounge

A sizeable reception space, stepping out to the rear garden, with feature fireplace.

Family Room

Front-aspect family room, versatile to a range of requirements, including potential as an office.

Dining Room

Generous dining space with doors stepping out to the rear garden.

Kitchen

Well-appointed kitchen with oak fronted units, inc. pantry and carousel cupboards; supported by adjacent...

Utility

With door to front and providing internal access to the Garage.

W/C

Conveniently situated off the ground floor hallway.



Landing

Bright, galleried landing space accessing all four bedrooms plus family bathroom.

Bedroom 1

Generous bedroom with built in wardrobe storage, and...

En Suite

With shower, W/C and wash basin.

Bedroom 2

A comfortable double, with front-aspect window.

Bedroom 3

Generous double bedroom to the rear.

Bedroom 4

Another double bedroom, to the front.

Bathroom

Providing bath and shower, wash basin and W/C.

Outside

To the front the property provides a block-paved driveway standing multiple vehicles and accessing the double garage.

The rear garden is beautifully landscaped with arcing path through the large lawn, leading to the timber decked seating space. Flower beds are set to a wealth of shrubs and flowers; the garden is complete with further gravelled seating or storage spaces and a timber potting shed.

Double Garage

An excellent space with remote control door; pedestrian door to rear and access to the utility.

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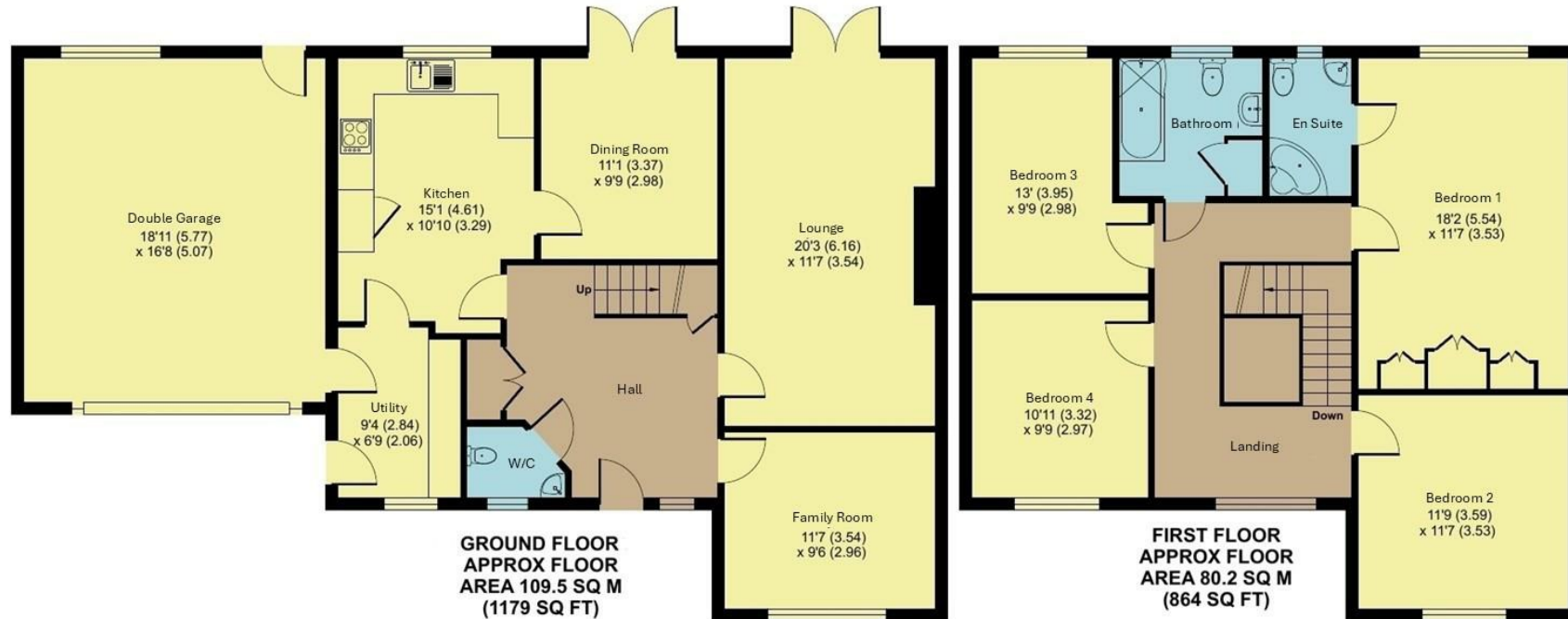


Approximate Area = 1728 sq ft / 160.5 sq m

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). © nichecom 2025.





COUNCIL TAX: – Tax band: E

ENERGY PERFORMANCE 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 Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

Website: www.robert-bell.org

Brochure prepared: 7th August 2026

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