



Woodland View,
Bloxholm, Lincoln, Lincolnshire, LN4 3QF

£550,000

5 Bedroom Detached House

- Freehold
- High quality family home completed Dec 2023
- Spacious, versatile accommodation some 2512 sqft
- Potential ground floor bedroom with shower room
- Superb, luxury family dining kitchen
- 4 generous double bedrooms, 2 with en suites
- Adjacent farmland to rear
- Overlooks parkland to front
- Substantial timber outbuilding
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for Woodland View, Bloxholm, Lincoln, Lincolnshire, LN4 3QF](#)



Overview

Stunning, high quality family home completed in December 2023 and enjoying a superb position within this sought after hamlet backing on to farmland to the rear and overlooking parkland to the front. A truly idyllic position for anyone with a love of the countryside with access to fabulous walks but yet still convenient for both the Cathedral City of Lincoln 16 miles to the North and the market town of Sleaford 6 miles to the South.



The even closer (2.5 miles) village of Ruskington also offers an excellent range of amenities including doctors, dentists, primary and secondary schools, co op and train station. In addition at both Grantham or Newark to the West is access to both the A1 and inter city rail services. The original bungalow on the site was largely demolished to make way for this beautiful, spacious property built and finished to very high standards and providing extremely spacious and versatile living space extending to some 2512sqft. Viewing is absolutely imperative to fully understand the opportunity on offer. Features include high levels of insulation, oil fired central heating, uPVC double glazing and air conditioning units to both ground and first floors. A large ground floor reception room with adjacent shower room could easily be used as a fifth bedroom if required. We understand fibre broadband has been brought through the village and connection should soon be available.

The accommodation briefly comprises to the ground floor a spacious reception hall with view from front through to the rear gardens, main reception room 24ft x 19ft which is dual aspect with French doors opening on to the patio and configured to facilitate being divided in two if required, further family room, shower room and impressive, luxury, family dining kitchen equipped with high quality units and appliances and including a large island breakfast bar. It has French doors opening on to the patio. To the first floor served off a spacious landing are four generous double bedrooms with beautiful countryside views, two bedrooms have en suite shower rooms with a further main house bathroom.

Outside, an attractive coloured stone driveway provides extensive parking to the front and leads past the side to the rear where there is further parking, a substantial insulated, timber building with power connected. The rear gardens are laid to lawn and include a beautiful porcelain tiled terrace.





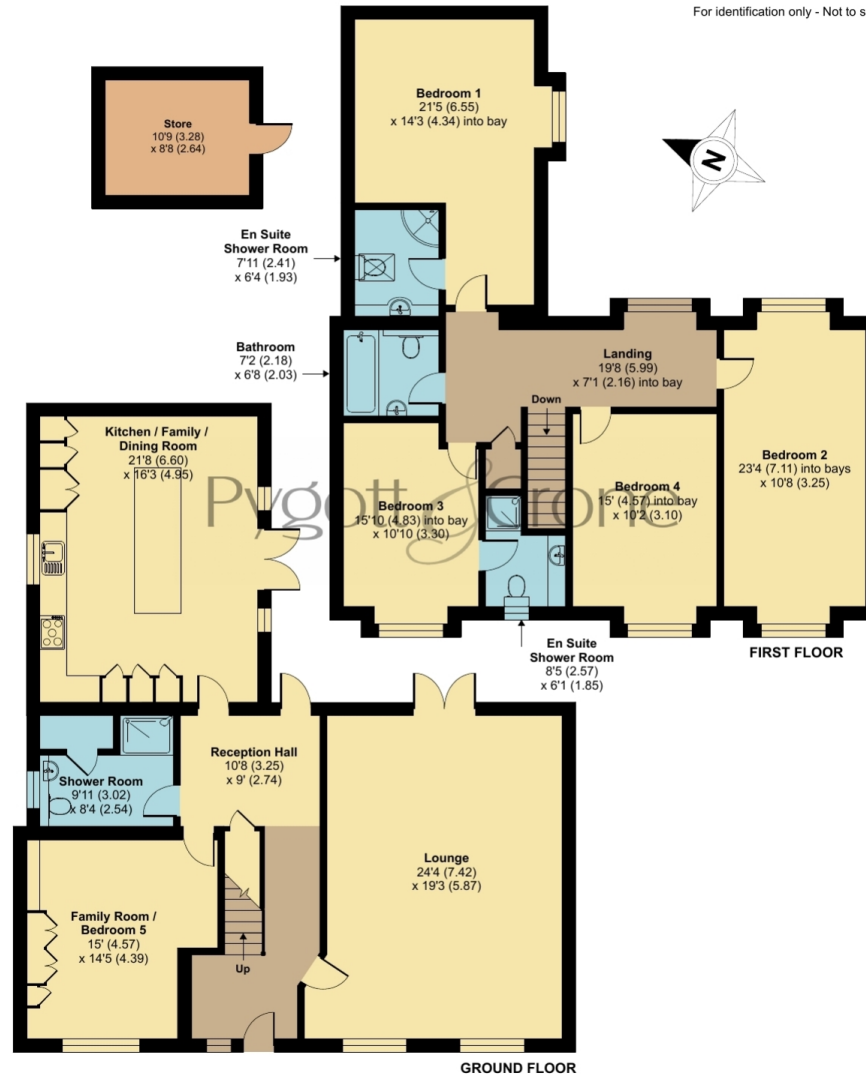
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Approximate Area = 2512 sq ft / 233.3 sq m

Store = 94 sq ft / 8.7 sq m

Total = 2603 sq ft / 242 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Pygott & Crone. REF: 1273492



Location



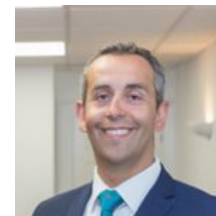
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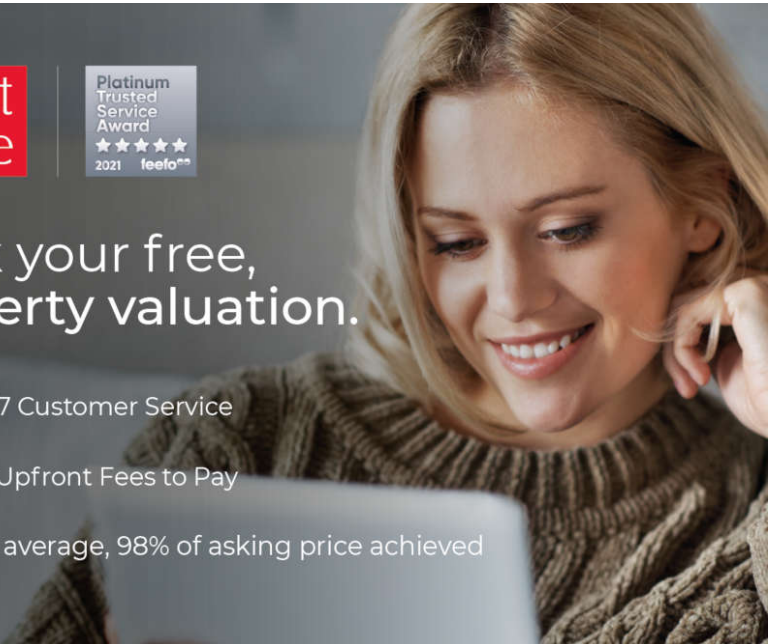
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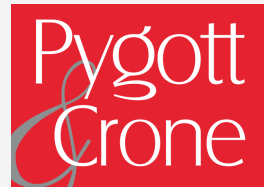
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