



## Wharf Lane, , Kirkby On Bain, Woodhall Spa, Lincs, LN10 6YW

- BEAUTIFUL individually designed, HIGH SPECIFICATION, detached SPACIOUS 2,013 sq ft detached HOUSE, BRAND NEW 2022
- Fully fenced plot including WEST FACING and PRIVATE rear garden, and full width EXTENSIVE sandstone paved PATIO to the bi-folding and French doors
- FEATURE ENTRANCE hall, LIVING ROOM with fireplace, FAMILY ROOM with bay window
- BESPOKE Peter Jackson kitchen including feature island, extensive range NEFF and MIELE appliances, QUARTZ granite worktops etc, BESPOKE Peter Jackson UTILITY ROOM
- FOUR modern BATH/SHOWER rooms including THREE en-suites and downstairs shower room
- Detached DOUBLE GARAGE (with remote door, light, power, boarded roof void), EXTRAORDINARY amount of secure (electric gates) PARKING
- THREE DOUBLE bedrooms including downstairs master, FOUR bathrooms, THREE receptions
- 405 sq ft triple aspect KITCHEN LIVING DINING room with bi-folding doors to rear garden
- THREE DOUBLE bedrooms with built in wardrobes including downstairs 225 sq ft MASTER with FRENCH doors to patio and rear garden
- VERY GOOD '85' ENERGY efficiency RATING, UNDERFLOOR heating downstairs, CENTRAL HEATING upstairs, Samsung AIR SOURCE heat pump, UPVC double glazed

**Price £499,000**



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## DESCRIPTION

This is a beautiful individually designed, high specification, detached and spacious 2.013 sq ft three double bedroom (including 225 sq ft downstairs master), four bathroom, three reception, detached house, built brand new in 2022, with a detached double garage (having remote door, light, power and boarded roof void), extraordinary amount of secure (electric gates) parking including for caravan if required, and a fully fenced plot including west facing and private rear garden with full width extensive sandstone paved patio to the bi-folding and French doors, all in a cul-de-sac lane of the very desirable village of Kirkby-on-Bain, only about three miles from the well serviced large village of Woodhall Spa, home of the National Golf Centre.

It benefits from an extensive range of works by bespoke cabinet maker Peter Jackson, (including very generous, solid wood fitted kitchen, utility room, built in cupboards, staircase with glazed panelling, and doors), a very good '85' energy efficiency rating, Samsung air source heat pump, underfloor heating downstairs, central heating upstairs, UPVC double glazing, 13 external double power sockets, substantial amount of external lighting including uplights, flood lights and driveway lighting, external water supply, electric front gates, low maintenance corbelled brickwork in lieu of soffits and fascias, all light fittings and blinds included, and the property is offered freehold.

The property also consists of feature entrance hall, living room with open fireplace and remote controlled electric fire, family room with bay window, 405 sq ft triple aspect kitchen living dining room with bi-folding doors to rear garden, and having a bespoke Peter Jackson kitchen including feature island, extensive range of Neff and Miele appliances, Quooker boiling tap, quartz granite worktops etc, Peter Jackson utility room including cloak stand/ bench seat, four modern bath/shower rooms including three en-suites and a downstairs shower room.





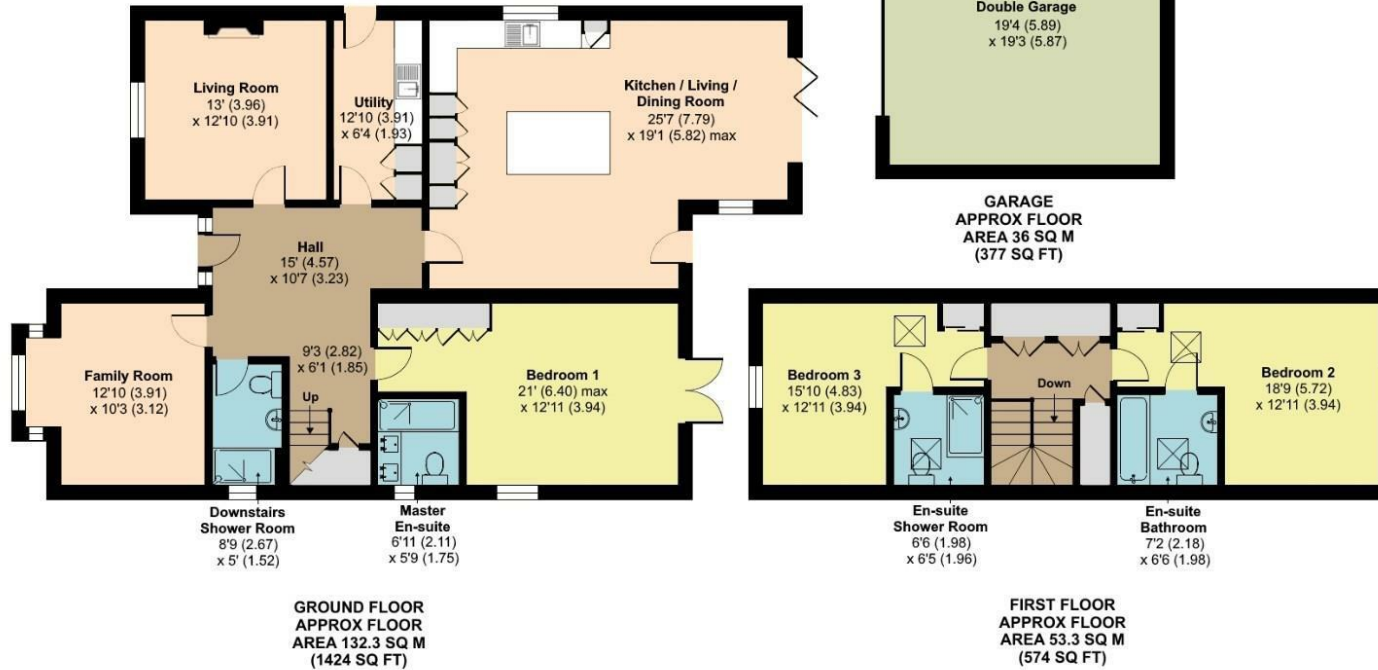
# Wharf Lane, Kirkby-on-Bain, Woodhall Spa, LN10

Approximate Area = 1998 sq ft / 185.6 sq m

Garage = 377 sq ft / 35 sq m

Total = 2375 sq ft / 220.6 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). © nrichecom 2023. Produced for Hunters Property Group. REF: 1010694

## Viewings

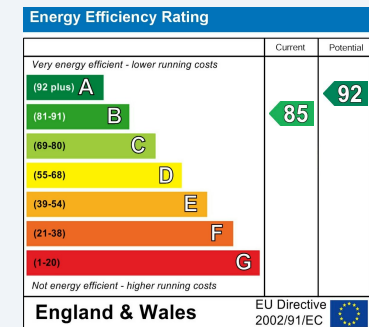
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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