



## Kings Court, Old Bolingbroke, Spilsby, PE23 4HR

- EXTREMELY well presented and SPACIOUS 1,800 sq ft MODERN detached house and double garage
- GENEROUS 0.24 ACRE mature CORNER plot including front, side and rear GARDENS, brick walled courtyard, patios, summer house (with power) and a gazebo
- EXTENSIVE SECURE block paved PARKING including for CARAVAN if required
- MODERN soft closure fitted KITCHEN with extensive range of built in APPLIANCES including BOSCH and AEG, stone effect worktops, display lighting etc, UTILITY room
- UPVC double glazing including external and stable doors, COMPOSITE front door, CENTRAL HEATING
- FOUR spacious bedrooms, THREE receptions, TWO bathrooms (and W.C.)
- Separate and spacious DOUBLE GARAGE (with two remote doors, light, power, electric car charger point, access to boarded loft)
- Dual aspect LOUNGE with feature fireplace and access to rear garden, DINING room and OFFICE
- MODERN BATH and SHOWER room, EN-SUITE shower room and downstairs W.C.
- VERY DESIRABLE historic village, COUNTRY walks, ONLY 3.5 miles to well serviced historic MARKET TOWN

**Price £425,000**





# Kings Court, Old Bolingbroke, Spilsby, PE23 4HR - Price £425,000

## DESCRIPTION

This is an extremely well presented and spacious 1,800 sq ft, four spacious bedrooms, three receptions, two bathrooms (and W.C.), modern detached house and separate, spacious double garage (with two remote doors, light, power, electric car charger point, access to boarded loft), extensive secure block paved parking including for caravan if required, all on a generous 0.24 acre mature corner plot including front, side and rear gardens, brick walled courtyard, patios, summer house (with power) and a gazebo, in the very desirable historic village of Old Bolingbroke, birthplace of King Henry IV, only 3.5 miles from the well serviced historic market town of Spilsby.

It also benefits from UPVC double glazing including external and stable doors, composite front door, central heating, oak veneer internal doors, security alarm system, water softener, external lighting (including feature miniature lamp post), power and water supplies, 'stone' window sills, low maintenance corbelled brickwork in lieu of soffits and fascias, mains drainage, and is offered freehold.

The property consists of feature entrance hall including glass panel balustrading and built in cupboard, dual aspect lounge with feature fireplace (American ash surround and marble) and access to rear garden, dining room, office, modern soft closure fitted kitchen with extensive range of built in appliances including Bosch and AEG, stone effect worktops, display lighting etc, utility room, W.C, galleried landing, modern bath and shower room, master bedroom with modern en-suite, generous bedrooms two, three and four, with the first three having built in wardrobes.

Old Bolingbroke sits at the foot of the Lincolnshire Wolds (designated an area of outstanding beauty) and the village atmosphere of rural tranquillity remains as unspoilt today as it was over 600 years ago with its unique history, the birthplace of King Henry IV, medieval castle remains and church.









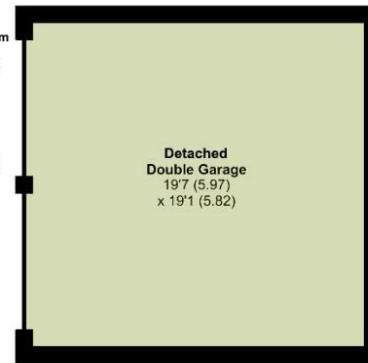
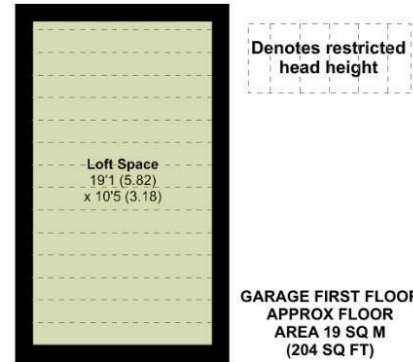
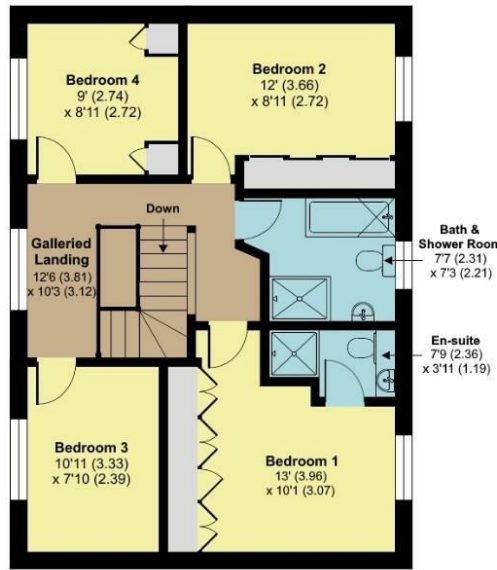
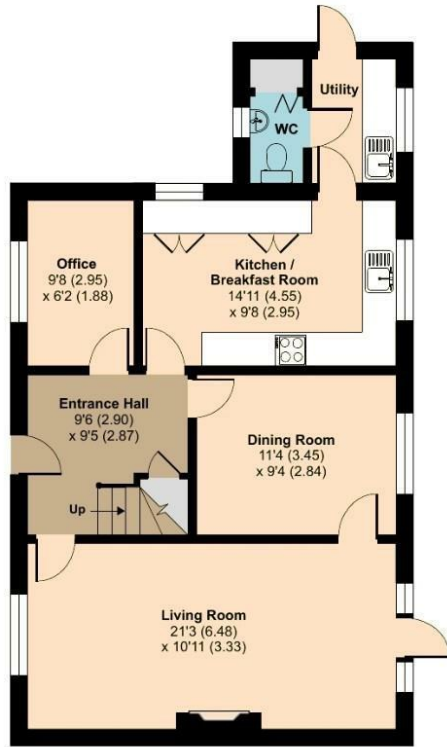
# Kings Court, Old Bolingbroke, Spilsby, PE23

Approximate Area = 1817 sq ft / 168.8 sq m (includes double garage)

Limited Use Area(s) = 204 sq ft / 18.9 sq m

Total = 2021 sq ft / 187.7 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). © nrichecom 2023. Produced for Hunters Property Group. REF: 1064177

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.



10 East Street, Horncastle, LN9 6AZ  
Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>