



Wharf Lane, Kirkby-On-Bain, Woodhall Spa, LN10 6YW

- BEAUTIFUL individually designed, HIGH SPECIFICATION, detached and SPACIOUS 1,798 sq ft detached BESPOKE non estate BUNGALOW on 0.3 ACRE plot (sts)
- Detached DOUBLE GARAGE (with light, power, rear work bench and pedestrian side door), PARKING for SIX cars including CARAVAN if required
- 300 sq ft dual aspect LOUNGE with FEATURE cylindrical WOOD/multi fuel BURNER and extra wide PATIO doors to garden, OPEN PLAN DINING room with FRENCH doors to garden
- UTILITY ROOM with sink and space/plumbing for THREE appliances, FEATURE ENTRANCE hall with built in double and single cupboards
- FOUR DOUBLE bedrooms (ALL with built in wardrobes), TWO bathrooms (bath & shower room, en-suite and a W.C.), TWO receptions (both with FRENCH/patio doors to rear garden)
- PRIVATE rear and side GARDENS, and BEAUTIFUL river and countryside VIEWS (never flooded since the vendor had the property built 30 years ago)
- 200 sq ft KITCHEN BREAKFAST room with white QUARTZ worktops including LARGE central ISLAND with ceiling flush fitting extractor over, EXTENSIVE range of NEFF built in appliances etc
- MODERN BATH and SHOWER room with deep bath and EN-SUITE SHOWER room, BOTH fully tiled and having frameless walk-in showers, and W.C, ALL THREE having hand basins in vanity units

Guide Price £425,000



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DESCRIPTION

This is a beautiful individually designed, high specification, detached and spacious 1,798 sq ft four double bedrooms (all with built in wardrobes), two modern bathrooms (bath & shower room, en-suite and a W.C.), two receptions (both with French/patio doors to rear garden), detached bespoke non-estate bungalow, with a detached double garage (having light, power, rear work bench and pedestrian side door), parking for 6 cars including for caravan if required, on a 0.3 acre plot with private rear and side gardens, and beautiful river and countryside views (never flooded since the vendor had the property built 30 years ago), all in an end of cul-de-sac location of the very desirable village of Kirkby-on-Bain, having an excellent public house and primary school, only about three miles from the well serviced large village of Woodhall Spa, home of the National Golf Centre.

It also benefits from underfloor heating throughout with annually serviced boiler, UPVC double glazing including French, patio and external doors, external light and water supplies, and the property is offered freehold.

The property consists of feature entrance hall (with built in double and single cupboards), 300 sq ft dual aspect lounge (with feature cylindrical wood/multi fuel burner and extra wide patio doors to garden), open plan dining room (with French doors to garden), 200 sq ft modern soft closure fitted kitchen breakfast room (with white quartz worktops including large central island having ceiling flush fitting extractor over, extensive range of Neff built in appliances etc), soft closure fitted utility room (with sink and space/plumbing for 3 appliances), modern bath and shower room (with deep bath) and en-suite shower room (both fully tiled and having frameless walk-in showers), and W.C. (all 3 rooms having hand basins in vanity units), and there are the 4 double bedrooms (all having built in wardrobes).





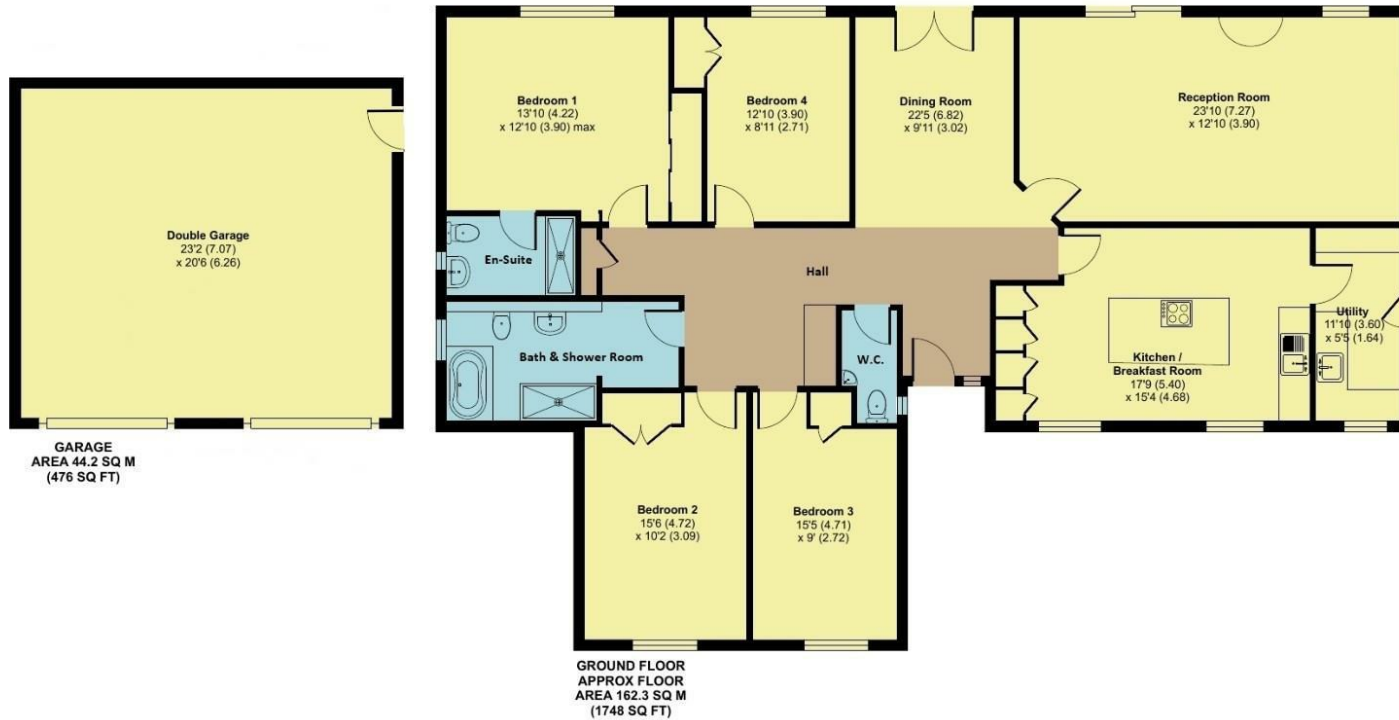
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Approximate Area = 1748 sq ft / 162.3 sq m

Garage = 476 sq ft / 44.2 sq m

Total = 2224 sq ft / 206.5 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). © nrichcom 2025. Produced for Hunters Property Group. REF: 1242486

Viewings

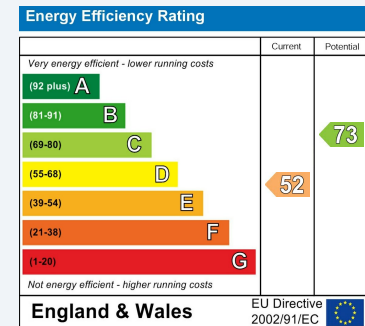
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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