



Kirkby Lane, Kirkby-on-Bain, Woodhall Spa, LN10 6YY

- FOUR or THREE DOUBLE bedrooms, THREE bath/shower rooms (or TWO with W.C.), ENORMOUS kitchen living dining room and SECOND reception
- THREE GENEROUS 0.2 to 0.25 ACRE PLOTS (sts), previously used as field and each plot is WELL PROPORTIONED
- Available immediately, FULL PLANNING PERMISSION, East Lindsey Council reference 02598/25/FUL
- SERVICES: mains electricity and water are available in the vicinity, but purchasers must satisfy themselves, private drainage system will be required
- Detached HOUSE with separate GARAGE BUILDING PLOT with SOUTH FACING rear GARDEN and own PRIVATE drive
- EDGE of a VERY SOUGHT AFTER village incl excellent public house, high achieving primary school, only 3 miles from well serviced Woodhall Spa, home of the National Golf Centre
- LOCATION, What 3 words: ///hamper.thread.masks

Prices From £145,000



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DESCRIPTION

Three generous 0.2 to 0.25 acre building plots (sts) with full planning permission for four or three double bedrooms, three bath/shower rooms (or two with W.C.), enormous kitchen living dining room and second reception, detached house with separate garage, south facing rear garden and own private drive.

Each plot, previously a field, is well proportioned, is on the edge of the very desirable village of Kirkby-on-Bain, which has an excellent public house, high achieving primary school, village church, and is only 3 miles from the well serviced large village of Woodhall Spa, home of the National Golf Centre.

These plots are available immediately, and the East Lindsey District Council full planning application reference is 02598/25/FUL, on-line link:

<https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYOCFLGMKG400>

Plot 2 is £145,000 and plots 1 & 3 are £155,000 each.

LOCATION, What 3 words: [///hamper.thread.masks](http://hamper.thread.masks)

Services: mains electricity and water are available in the vicinity, but purchasers must satisfy themselves, private drainage system will be required

The desirable village of Kirkby-on-Bain has a high achieving primary school, village church, excellent public house 'The Ebrington Arms' which serves meals, and only about three miles away from the sought after and well serviced large village of Woodhall Spa, home of the National Golf Centre and amenities including supermarket, range of shops, restaurants, cinema, schools, leisure facilities, doctors and dentist surgeries. A viewing is highly recommended to fully appreciate this opportunity.





PROPOSED SIDE ELEVATION
PLOTS 1 AND 3
1:100



PROPOSED SIDE ELEVATION
PLOTS 1 AND 3
1:100



PROPOSED FRONT ELEVATION
PLOT 2
1:100



PROPOSED REAR ELEVATION
PLOT 2
1:100

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.

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.