

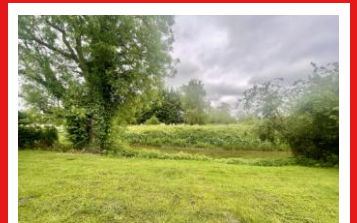


***Waterside Lodge, Wharf Lane,  
Kirkby-on-Bain, LN10 6YW  
Asking Price Of £475,000***



- Cul-de-sac Location in the Heart of the Village
- Stunning Riverside Location
- Features Large Living Space
- 4 Double Bedrooms (1 En-suite)
- Garden Providing Outdoor Space
- uPVC Units and Oil Fired Under Floor Heating

Presented to the market this spacious detached family home featuring four bedrooms, with an en-suite to the master. The home has oil-fired underfloor central heating and a spacious lounge overlooking the River Bain. The beautifully appointed kitchen complements the good-sized riverside gardens, which include a double garage and ample parking. The property offers a unique opportunity to embrace a village lifestyle whilst remaining close to essential facilities. The local Primary School is a short walk away.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

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**LARGE OPEN PLAN RECEPTION/DINING ROOM** With uPVC sealed double glazed double doors to the garden and views over the River Bain, built-in double cloaks cupboards, built-in cupboard housing the hot water tank, ceramic tiled flooring, telephone point, access to the roof void.

**LOUNGE** 23' 8" x 12' 8" (7.21m x 3.86m) Having a multi-fuel room heater, uPVC sealed double glazed sliding patio doors to the rear garden and views over the River Bain, TV aerial point and in-set ceiling lights.



**KITCHEN** 17' 7" x 12' 0" (5.36m x 3.66m) Having stainless steel 1½ bowl in-set sink unit with mixer taps and cupboards under worktops, further range of fitted units including single electric fan assisted oven and grill and a combi oven including a microwave with warming drawer built in below. Large integral fridge, pull out larder unit. Large central island with breakfast bar and range of cupboards and drawers under worktops with four ring electric induction ceramic hob with extractor fan and light over, ceramic tiled flooring and in-set ceiling lights.

**UTILITY ROOM** 12' 0" x 5' 4" (3.66m x 1.63m) Having stainless steel in-set sink unit with mixer taps and cupboards under, space and plumbing for washing machine, oil-fired boiler, ceramic tiled flooring, water softener, vent for tumble dryer, extractor fan and uPVC sealed double glazed door to small patio area.

**CLOAKROOM** Having tiled flooring, low level WC, hand basin with double cupboard under and in-set ceiling lights.

**BEDROOM ONE** 13' 8" x 11' 8" (4.17m x 3.56m) Having built-in range of wardrobes with sliding mirror doors, recessed wall shelving, laminate flooring, TV and telephone points and access to:

**EN-SUITE SHOWER ROOM** Having fully tiled walls and floor, large walk-in shower cubicle with waterfall shower head, hand basin and low level WC. Shaver point, in-set ceiling lights, heated towel rail.

**BEDROOM TWO** 15' 4" x 10' 1" (4.67m x 3.07m) Having built-in double wardrobe, TV aerial point, in-set ceiling lights and laminate flooring.

**BEDROOM THREE** 15' 4" x 9' 1" (4.67m x 2.77m) Having built-in single wardrobe, TV aerial point and laminate flooring.

**BEDROOM FOUR** 12' 8" x 8' 9" (3.86m x 2.67m) Having built-in double wardrobe, TV aerial point and laminate flooring.

**FAMILY BATHROOM** 14' 8" x 7' 5" (4.47m x 2.26m) (Max) Having fully tiled floors and walls with panelled bath, large walk-in shower cubicle with waterfall shower head, hand basin with drawers under and low level WC. Heated towel rail, in-set ceiling lights, illuminated wall mirror with shaver point.

**OUTSIDE - LARGE DOUBLE GARAGE** 23' 0" x 20' 0" (7.01m x 6.1m) With up-and-over doors and side personal door, power and light.

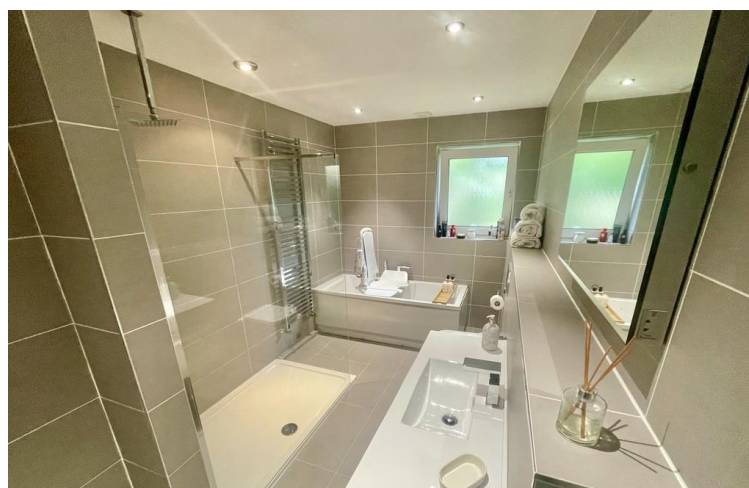
**THE GARDENS** The property is approached over large gravelled driveway providing ample parking, the gardens mainly laid to lawn with side views.

**OUTGOINGS** - The property is situated within the East Lindsey District Council and we are advised is in Property Band E.

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale.

**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



Ground Floor



Floor plans are to show layout only and are not drawn to scale.

**MONEY LAUNDERING REGULATIONS:** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

**BUILDING MEASUREMENTS:** All building measurements have been taken in accordance with the RICS code of measuring practice

**DISCLAIMER:** Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

**MISREPRESENTATION ACT 1967 NOTICE:** Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

