

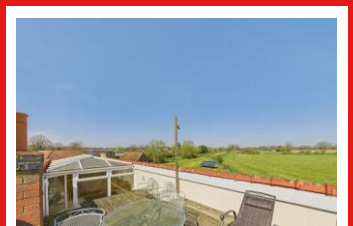


**'Swandrift Lodge', Main Street,
Kirkby-on-bain, LN10 6YT
Offers In Region Of £499,000**



- A Unique, Spacious Family Home
- 4 Large Reception Rooms
- 4 Double Bedrooms (1 En-suite)
- Roof-Top Sun Terrace, Stunning Views
- Garage Block with Room Over
- Large Gardens. Solar Panels

Offered to the market is this unique detached family home having spacious and versatile accommodation which has ground source central heating, solar panels providing an income, and is set by the banks of the River Bain in this beautiful village of Kirkby-on-Bain in large gardens and commanding some stunning views over the adjoining countryside. The property is brought to the market with the benefit of NO UPWARD CHAIN.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





OPEN ENTRANCE VERANDA Leading to: RECEPTION HALL having uPVC sealed double glazed entrance door with side panels, tiled flooring, staircase to the first floor and open access to the REAR HALLWAY with a lift to the first floor, tiled flooring and rear entrance door.

LOUNGE 16' 2" x 15' 0" (4.93m x 4.57m) Having tiled flooring, in-set log burner, two radiators, patio doors to front garden.

OFFICE 12' 4" x 18' 10" (3.76m x 5.74m) Having tiled flooring, double radiator, door lights.

KITCHEN 15' 10" x 12' 9" (4.83m x 3.89m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in double oven and grill, built-in microwave oven AEG coffee maker, integral fridge and freezer, dishwasher, space and plumbing for washing machine. Tiled flooring, two radiators, door to conservatory and glazed double doors leading to:

DINING ROOM 16' 0" x 16' 4" (4.88m x 4.98m) Having tiled floor, four double radiators and uPVC patio doors to the rear garden.

CONSERVATORY 12' 7" x 29' 8" (3.84m x 9.04m) Being part-



brick with uPVC windows and three sets of double doors to the gardens, tiled flooring, two radiators.

CLOAKROOM Having low level WC, hand basin, fully tiled walls and floor, double radiator and extractor fan.

UTILITY ROOM 16' 1" x 9' 11" (4.9m x 3.02m) Having stainless steel single drainer sink unit with mixer taps with base cupboards under worktops, equipment for ground source central heating, built-in storage cupboard and uPVC sealed double glazed double doors to the rear garden.

FIRST FLOOR GALLERIED LANDING With staircase to the second floor, two radiators, built-in airing cupboard housing the hot water tank and water softener.

BEDROOM ONE 16' 2" x 14' 5" (4.93m x 4.39m) Having fitted triple wardrobe, laminate flooring, dressing table, bed head with cupboards over and side drawers, double and single radiators, uPVC sealed double glazed door to the sun terrace.

EN-SUITE BATHROOM 11' 10" x 6' 4" (3.61m x 1.93m) Having panelled Jacuzzi bath, large walk-in shower cubicle, hand basin, bidet and low level WC. Fully tiled walls and flooring, radiator, heated towel rail.

BEDROOM TWO 16' 2" x 9' 8" (4.93m x 2.95m) Having fitted triple wardrobe, double and single radiators, laminate flooring and uPVC sealed double glazed door to the sun terrace.

BEDROOM THREE 16' 2" x 9' 1" (4.93m x 2.77m) Having laminate flooring, radiator.

BEDROOM FOUR 12' 9" x 10' 8" (3.89m x 3.25m) Having laminate flooring, double radiator and uPVC sealed double glazed door to the sun terrace.

BATHROOM 10' 8" x 6' 4" (3.25m x 1.93m) Having panelled bath, corner shower cubicle, hand basin and low level WC. Fully tiled walls and floor, radiator.

SUN TERRACE Having tiled flooring, rails and has some stunning views over the garden, River Bain and countryside beyond.

SECOND FLOOR - LANDING AREA With tiled flooring and uPVC sealed double glazed door to roof top SUN TERRACE with timber decking and stunning rural views.

OUTSIDE - GARAGE BLOCK Consisting of a **DOUBLE GARAGE** 20' 2" x 19' 3" (6.15m x 5.87m) Having two electric roll-up doors and side personal door. Power and light connected.



SINGLE GARAGE/WORKSHOP 19' 3" x 14' 0" (5.87m x 4.27m) With electric roll-up door with power and light connected and also housing the oil fired heat generator. There is an outside wooden staircase to the STORE ROOM over with light.

THE GARDENS The property is approached over a bridge over the River Bain which sweeps around through remote control gates over a gravel driveway with ample parking all round. The gardens are mainly laid to lawn.



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

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

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

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.

