



*The Meadows, Church Lane,  
Old Bolingbroke, PE23 4HE  
Asking Price Of £270,000*



- Charming Detached Bungalow
- Lounge, Kitchen/Diner, Conservatory
- 2 Double Bedrooms (1 en-suite)
- Garage Used as a Salon & Store
- Delightful, Colourful Gardens
- Fully Warrants an Internal Inspection

The Meadows is a charming detached two bedroom bungalow, part of which is of non-standard construction, enjoying some beautiful open rural views, set in delightfully, colourful, good sized gardens on a corner plot. There is a single garage, currently divided into a hairdressing salon and a store room. Oil fired central heating and uPVC sealed double glazed units.



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

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Old Bolingbroke is an extremely popular village, located on the southern foot of the Lincolnshire Wolds, an Area Designated of Outstanding Beauty. At its centre, the village has the remains of Bolingbroke Castle which dates back to 1220. There are some lovely walks close by, and the village is within easy driving distance of the market towns of both Horncastle and Spilsby. The accommodation comprises:

**FRONT ENTRANCE PORCH** With uPVC sealed double glazed entrance door and side window and door leading to:

**RECEPTION HALL** With radiator, wall thermostat, telephone point, side passageway to bedroom two and the conservatory, access to the roof void.

**LOUNGE** 15' 1" x 14' 4" (4.6m x 4.37m) Having feature brick open fireplace and hearth, two double radiators, dado rail, TV aerial point, window blinds and open access to:

**DINING KITCHEN** 17' 3" x 9' 3" (5.26m x 2.82m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall and further storage cupboards. Built-in electric fan assisted oven and grill with four ring ceramic hob with extractor fan and light over. Built-in wine rack, space for a fridge/freezer, plumbing for washing machine, oil-fired combination boiler, uPVC sealed double glazed



side entrance door. Double radiator and telephone point.

**CONSERVATORY** 18' 7" x 9' 0" (5.66m x 2.74m) Being part brick with uPVC sealed double glazed windows and double doors to the rear garden, laminate flooring, electric wall heater, window and door blinds.

**BEDROOM ONE** 10' 4" x 10' 3" (3.15m x 3.12m) Plus access. With radiator and TV point.

**EN-SUITE SHOWER ROOM** 7' 3" x 5' 9" (2.21m x 1.75m) Having fully tiled walls, corner shower cubicle with electric shower unit, vanity hand basin with double cupboard under and low level WC. Heated towel rail.

**BEDROOM TWO** 11' 9" x 6' 9" (3.58m x 2.06m) With radiator and TV aerial lead.

**BATHROOM** 10' 2" x 5' 5" (3.1m x 1.65m) Having panelled bath, fully tiled double shower cubicle with extractor fan and light over, pedestal hand basin and low level WC. In-set ceiling lights, heated towel rail.

**OUTSIDE - GARAGE** Currently divided into two areas. Which are:

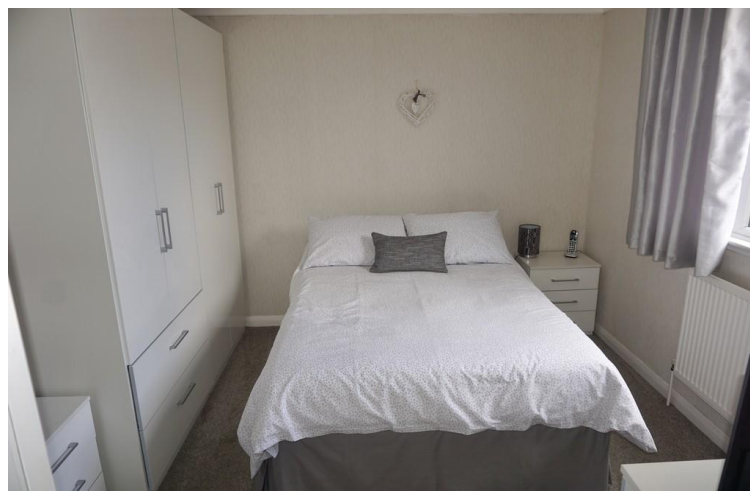
**STORE** 9' 4" x 8' 4" (2.84m x 2.54m) To the front, with double wooden doors and power and light connected. Behind is the:

**SALON** 11' 10" x 8' 4" (3.61m x 2.54m) With wooden entrance door, power and light connected, plumbing for washing machine, cold water connected and wall mounted hot water electric unit.

**THE GARDENS** The property is approached over a block paved driveway with ample parking space and gated access to both sides to the gardens. To the kitchen side is a slabbed patio area with footpaths and gravel areas for ease of maintenance with gated access to the front garden which has conifer hedging and fencing wire to enable dog proofing with lawn gardens. Gravel areas for ease of maintenance together with well stocked flower and shrub beds to the borders. Good sized gravel patio area with conifer trees giving cover from the sun and further gardens to the conservatory side leading round to the rear where there is a covered area for bin storage. Further timber and felt garden store shed. To the rear is a further timber and felt garden store shed which is available by separate negotiation together with the oil storage tank.

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

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





FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets and window and door blinds where fitted.

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

Floor plans are to show layout only and 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		