



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award

2023

feefo



5 Kings Court

Old Bolingbroke, Spilsby, Lincolnshire. PE23 4HR

BELL
ROBERT BELL & COMPANY

5 Kings Court, Old Bolingbroke, Spilsby



5 Kings Court is a substantial family home, set in a small no-through road; built in 2012 by reputable local builders Bell and Shinn. Providing excellently presented, energy efficient (EPC- 87, B) accommodation with flowing open ground floor, flexible space throughout and beautiful landscaped garden with rural views beyond. Viewing is highly advised to appreciate the quality of accommodation on offer.

Previously providing four bedrooms, the first floor has been reconfigured to create a large master bedroom with stunning dual aspect, enjoying views over the garden and to arable farmland, a tapestry of colour, and the rolling hills beyond. The property benefits from photovoltaic panels (with FIT agreement running to 2033). The current vendors; the sole owners since new, have added a garden studio/office in the garden and a multi-fuel stove to the living room.

Home to the ruins of Bolingbroke Castle, birthplace of King Henry IV, Old Bolingbroke sits in a broad valley between the Kirkby and Keal hills – providing attractive countryside walks. The well serviced market town of Spilsby lies three miles away, with the larger towns of Horncastle (eight miles), Boston (16) and Skegness (16) all within convenient distance.



ACCOMMODATION

Hallway with wood obscure double glazed entrance door; spindle and balustrade staircase to first floor, solid oak flooring, radiator, ceiling light and power points. Doors to ground floor accommodation, including windowed door to:



Living Room having wood double glazed windows to front, side and rear with patio door to side aspect; exposed brick fireplace with multi-fuel burner inset, tiled stand; oak mantel, solid oak flooring, radiators, TV point, ceiling lights and power points. Open double doorway to:

Dining Room with wood double glazed window to rear aspect; solid oak flooring consistent with living room, radiator, ceiling light and power points. Open double doorway to:

Breakfast Kitchen having wood double glazed windows and patio to side aspects; an excellent range of modern storage units to base and wall levels, Butlers sink inset to roll edge wood worktop with drainage furrows and breakfast bar, EVERHOT range cooker (available by separate negotiation) beneath extractor canopy, integrated fridge and freezer drawers, dishwasher. Tiled floor and solid oak flooring to breakfast space, radiator, ceiling spotlights and power points; with door leading to studio/office outside.

Boiler Room having floor standing oil fired Warm Flow boiler, storage units to base level and full height, solid oak worktop with space and connections for upright fridge freezer. Tiled floor, water softener, radiator, ceiling light and power points. Door to former garage.

Cloakroom with low level WC, wash hand basin, tiled floor, radiator and ceiling light.

Study/Snug with wood double glazed window to front aspect; solid oak flooring, radiator, TV point, ceiling light and power points.



First Floor

Gallery Landing with wood double glazed window to front aspect, carpeted floor, radiator, ceiling lights, loft access hatch and power points. Doors to first floor accommodation.

Family Bathroom having wood obscure double glazed window to side aspect; P shaped bath with shower over, pedestal wash hand basin and low level WC. Built in airing cupboard, tiled to walls and floor, under floor heating, heated towel rail and ceiling spotlights.

Double Bedroom with wood double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.



Double Bedroom with wood double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Master Bedroom having wood double glazed windows to front and side aspects; built in double door storage spaces, carpeted floor, radiators, ceiling lights and power points. Wood door to:

En-suite Shower Room having wood obscure double glazed window to rear aspect; shower cubicle, pedestal wash hand basin and low level WC. Tiled to walls and floor, heated towel rail and ceiling spotlights.

OUTSIDE

The property is approached from the side, up brick paved driveway providing ample off road parking for multiple vehicles and access to the former **Double Garage**, currently providing:

Utility having storage units to base, wall levels and full height, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine and dryer. Alcove hanging space and bench seat, ceiling light and power points. Open doorway to:

Workshop with up and over door to front, light, power and open doorway to Store with up and over door to front.

The garden, accessed from the front up paved path and beneath pergola with low level hedging surround, opens out with a well maintained lawn, landscaped beds bustling with mature flowering plants, shrubs and trees.

There are two patio seating areas, one to the front corner, by the kitchen, and the more significant laid out from the living room, with pergola cover.

The garden, contained by hedged boundaries, looks out to the west to rolling hillsides, a patchwork of arable farmland punctuated by a variety of trees behind which the sun sets.

To the rear stands a pebbled space with small rock-edged pond, leading to the studio, insulated with lights, doors to front and side, Wi-Fi. The path continues back to the roadside, through a timber edged paved garden space providing sleeper edge planters, and storage space.







East Lindsey District Council – Tax band: D

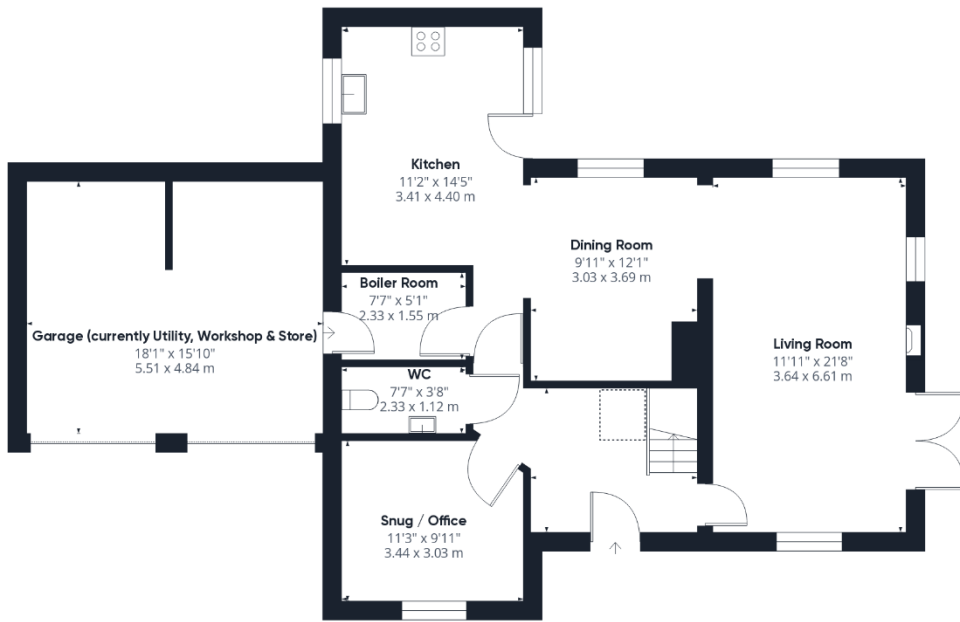
ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle, LN9 5HY.

Tel: 01507 522222; Email: horncastle@robert-bell.org; Website: <http://www.robert-bell.org>

Brochure prepared 18.4.2024



Ground Floor Building 1

Approximate total area⁰

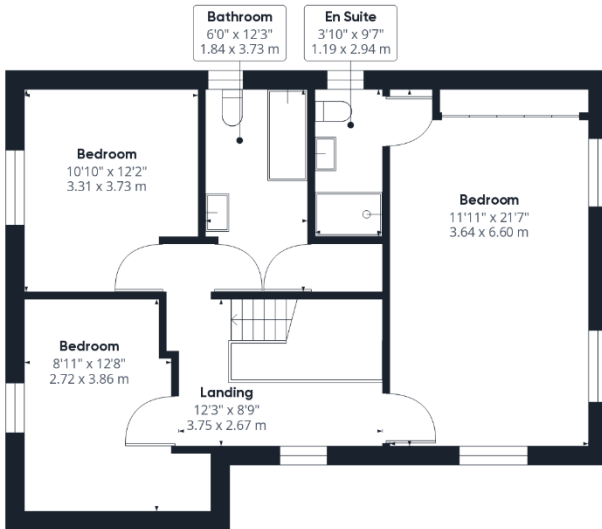
1920.53 ft²

178.42 m²

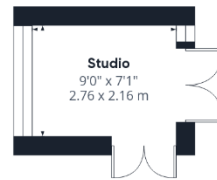
Reduced headroom

8.57 ft²

0.8 m²



Floor 1 Building 1



Ground Floor Building 2

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

