



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



Appledore
Halham Lane, Wood Enderby, Boston. PE22 7PG





Appledore Wood Enderby

Appledore is an attractive four-bedroom bungalow, set to a private plot with landscaped grounds in the popular village of Wood Enderby.

With a generous Living/Dining Room and sizeable modern Conservatory to the centre; the property is laid out with Bedrooms and Bathroom to the East side; Breakfast Kitchen, Utility, Office and Cloakroom to the West.

There is driveway parking for multiple vehicles and a large single Garage.

ACCOMMODATION

Entrance Hallway having uPVC double glazed obscure door with matching side panel; carpeted floor, radiator, ceiling light and power points. Doors to kitchen, central hallway and to:

Living / Dining Room having uPVC double glazed windows to side and rear aspects; brick fireplace with tiled hearth, carpeted floor, radiators, TV point and power points. uPVC double glazed French doors to side; to:

Conservatory of P-shaped proportions with uPVC double glazed windows to side and rear. French doors to side aspect; pitched roof with blinds, carpeted floor, radiators and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.





Breakfast Kitchen having uPVC double glazed windows to front and rear aspects; a good range of modern storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for electric cooker beneath extractor canopy, under counter fridge. Wood effect flooring, radiator, ceiling lights and power points. Open archway to:

Utility having uPVC double glazed window and obscure door to rear aspect; storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine. Tile effect cushion flooring and ceiling light. Open to:

Office with uPVC double glazed window to front aspect; tiled floor, ceiling light and power points. Door to:

Cloakroom having uPVC double glazed obscure window to rear aspect; low level WC, wash hand basin, wood effect cushion flooring and ceiling light.

Central Hallway having built in storage space, carpeted floor, ceiling light. Doors to bedrooms and bathroom.

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

Bedroom with uPVC double glazed window to side aspect; carpeted floor, built in wardrobe storage space, radiator, ceiling light and power points.

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

Shower Room having uPVC double glazed obscure window to front aspect; corner shower cubicle, wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and ceiling light.





OUTSIDE

The property is approached to the front, via a wide gravel driveway providing ample off road parking space for multiple vehicles, and continuing through to the large Single Garage, with electric roller shutter door, light and power; personnel door to the side.

The front garden is laid to lawn with a range of established trees including a successful apple; with evergreen hedging and fenced boundaries. The property is approached up a gravelled path and under storm porch, with path continuing around the side and through personnel gate to the side garden.

The side garden space is laid to patio paving, with seating space enjoying the morning sun. Boasting a large timber shed and greenhouse, raised plant boxes provide space for a vegetable garden, alongside a potting shed. The garden continues across the rear with an established range of colourful flowers and bushes, with another paved patio seating space enjoying southerly and westerly aspects nestled behind the conservatory. Plant borders bristling with life are contained by wood sleeper edging.

East Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING:

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;

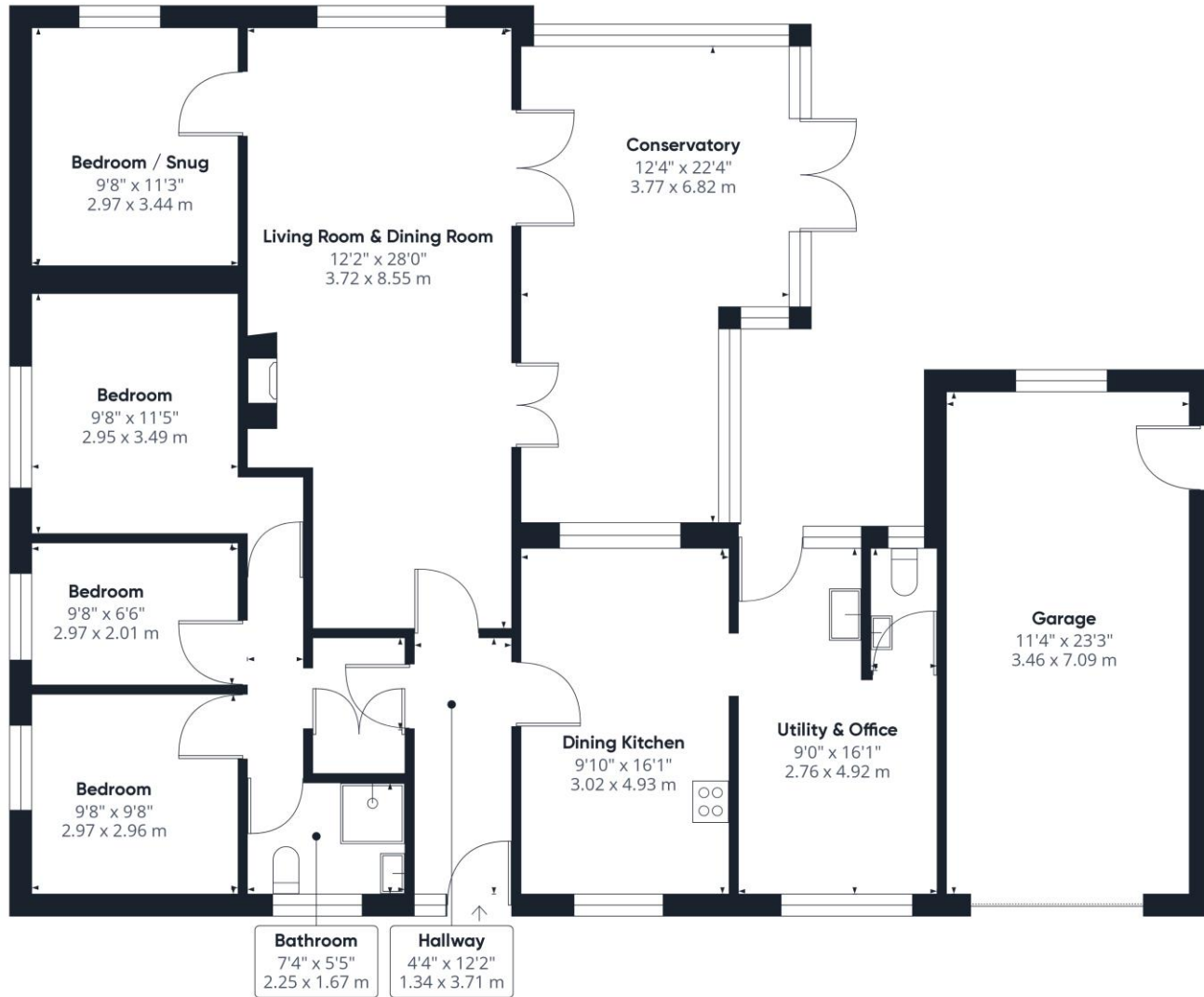
Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 07.10.2024







Approximate total area[®]

1682.83 ft²
156.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

www.robert-bell.org

