



BRITISH
PROPERTY
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



1 Bridge House
Boston Road, Revesby, Boston. PE22 7NE

BELL



1 Bridge House

Revesby

1 Bridge House is a four-bedroom, semi-detached property – with large garden, double garage and detached one-bedroom holiday accommodation – in a well-placed village. The initial property enjoys a spacious South-facing lounge, plus dining room, breakfast kitchen and large pantry cupboard. A shower room completes the ground floor; four bedrooms plus bathroom and W/C to the first. The property enjoys beautiful views from the first floor over neighbouring arable farmland and, from bedroom two; the spire of St Lawrence's church in the village.

No. 1 boasts a generous garden, lawned with patio seating, gravelled parking and a double garage. Fenced off, with separate driveway access, is one-bedroom holiday accommodation with garden and parking.

ACCOMMODATION

Hallway with wood obscure glazed front door, initially tiled, then wood flooring; carpeted staircase with spindle and balustrade to first floor, radiator, ceiling lights and power points. Doors to ground floor accommodation including:

Breakfast Kitchen having uPVC double glazed window to front aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge worktop with space and connections for under counter washing machine, Belling oven and four ring induction hob beneath extractor canopy. Tiled floor, radiator, floor standing oil boiler, ceiling light and power points. Door to pantry storage space.





Lounge having uPVC double glazed windows to rear aspect; open fireplace with tiled surround, wood flooring, radiators, TV point, ceiling light and power points.

Dining Room having uPVC double glazed window to side, French doors with windows alongside to front aspect; wood flooring, radiators, ceiling light and power points.

Shower Room having uPVC double glazed obscure window to front aspect; shower cubicle with tiled surround, wash hand basin and low level WC. Tiled floor, radiator and ceiling light.

First Floor - Gallery Landing with carpeted floor, built in storage space, radiator and ceiling light.. Doors to bathroom, bedrooms and WC.

Bathroom having uPVC double glazed obscure window to front aspect; bath with Redring Active electric shower over, pedestal wash hand basin. Tiles to walls, wood flooring, radiator and ceiling light.

Separate WC with uPVC double glazed obscure window to front aspect; low level WC, carpeted floor, ceiling light. Bedroom 3 with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 4 / Office with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

Holiday Annex

Accessed from the driveway, through vehicle gate and up gravelled driveway providing off road parking for multiple vehicles.





The annex accommodation boasts lawned garden space to the side and rear. Entered to the front through uPVC double glazed obscure door to:

Hallway with uPVC double glazed obscure window to front aspect; carpeted floor, built in storage space, electric heater, ceiling light and power point. Doors to:

Living / Dining Room with uPVC double glazed windows to front and side aspects, log burning stove, carpeted floor, TV point, ceiling light and power points.

Shower Room with uPVC double glazed obscure window to rear aspect; shower cubicle with Triton Seville shower over, tile surround, wash hand basin and low level WC. Tiled floor, heated towel rail and ceiling light.

Kitchen having uPVC double glazed obscure window to rear aspect; storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for fridge and washing machine, Cata oven and Beko four ring hob beneath extractor canopy. Tile effect flooring, ceiling spotlights and power points.

Bedroom with uPVC double glazed windows to front and side aspects; carpeted floor, electric heater, ceiling light and power points.

OUTSIDE

The property is approached from the road through vehicle gates and up a gravelled driveway with turnaround, parking bags and access to the **Double Garage** with sliding doors to front.

The gardens are laid to lawn with a wealth of mature, established flowers, shrubs and trees throughout, including to the driveway circle. Before the property is laid an attractive patio seating space.







Approximate total area⁽¹⁾

2417.34 ft²

224.58 m²

Reduced headroom

10.75 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360

East Lindsey District Council – Tax band: C ENERGY PERFORMANCE RAINING - tbc

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
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