



Amberwood

Main Street, Kirkby On Bain, Lincolnshire LN10 6YT

£345,000

NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



Amberwood

Main Street, Kirkby On Bain LN10 6YT

Lincoln – 22 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 16 miles

Woodhall Spa – 3 miles

(Distances are approximate)

Pleasantly situated within the pretty Lincolnshire village of Kirkby on Bain stands this well presented three double bedroom detached bungalow with en-suite to the main bedroom. Internally the property is further enhanced by its thoughtfully designed living accommodation including dual aspect lounge and kitchen diner having doors to the attractive rear gardens. Outside there is a 'carriage' in and out driveway providing parking, garage, lawned rear gardens offering good privacy, timber summerhouse and timber garden store. The village has many appealing countryside walks close by, traditional public house and the inland resort of Woodhall Spa is a short drive away. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



Accommodation

Entrance into the property is gained through a UPVC door to:

Entrance Lobby

A spacious entrance with wood effect flooring and glazed double doors to:

Reception Hall

A wide-open hall with wood effect flooring, built-in cloaks cupboard and fitted double linen cupboard, coved ceiling, radiator, power points and glazed panel double doors to:



Lounge 20' 4" x 18' 3" (6.19m x 5.56m)

A dual aspect room including a door to the rear garden. There is a feature fireplace, coved ceiling, two radiator, power points and door to:

Dining Kitchen 20' 10" x 13' 0" (6.35m x 3.96m) max

A dual aspect room including a door to the rear garden. This room currently comfortably manages an eight-place dining table. There is a range of fitted units comprising one and a half sink drainer inset to worksurface over base units, five ring gas hob inset to further worksurface, wall mounted units with downlighting and filter hood over the hob. There is wood effect flooring, coving, ceiling spot lights, radiator, power points and door to:

Utility Room 14' 0" x 12' 6" (4.26m x 3.81m)

With stainless steel sink drainer inset to worksurface over base unit including space and plumbing for washing machine and tumble dryer. There is plumbing for a dishwasher, wall mounted cupboards above, coving, wood effect flooring and power points.

Bedroom 1 14' 0" x 12' 6" (4.26m x 3.81m)

With front aspect and having two built-in double wardrobes, coved ceiling, radiator, power points and door to **En-Suite** with a white suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is a radiator and ceiling spot lights.

Bedroom 2 15' 6" x 10' 0" (4.72m x 3.05m)

With front aspect and having coving, ceiling rose, radiator and power points.

Bedroom 3 14' 1" x 12' 0" (4.29m x 3.65m)

With a side aspect and having coving, radiator and power points.

Bathroom

With a white suite comprising panelled bath with side taps, tiled shower cubicle, pedestal wash hand basin and a low level w.c. There is a radiator and ceiling spot lights.





Outside

The property is approached over a block paved 'Carriage' in and out driveway providing parking, easy access and leads to **Garage** with up and over door and lighting. The remaining front garden has lawn to the side and a central border containing a variety of decorative shrubs. The rear garden is predominantly laid to lawn with mature shrubs to borders and a paved patio area. There is a timber garden store and **Timber Summer House 10' 0" x 8' 6" (3.05m x 2.59m)** with power and lighting.

Further Information

Mains electricity and water. Oil fired central heating. Drains to a private system. UPVC double glazing.

Local Authority: East Lindsey District Council, Tedder Hall, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = C

EPC RATING = D

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

THESE PARTICULARS WERE PREPARED MAY 2023

Property Reference: WO0001 6249



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