



Glencairn

Main Street, Kirkby On Bain, Woodhall Spa, Lincolnshire LN10 6YT

£230,000

NO ONWARD CHAIN

BELL

ROBERT BELL & COMPANY



# Glencairn

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)

Situated within the pretty village of Kirkby on Bain stands this three bedroom detached house providing triple aspect living room and kitchen diner. Outside the property has off street parking and rear gardens. The village has a traditional public house, primary school and many countryside walks. Further facilities can be found within the nearby inland resort of Woodhall Spa and the Georgian market town of Horncastle. Please note: The property is vacant with no onward chain having until recently been let and somewhat neglected. It will benefit from a range of cosmetic uplifting including decoration, floor coverings and kitchen and bathroom units. Therefore a viewing is highly recommended to fully appreciate this exciting opportunity for one to upgrade to one's own taste.



## Accommodation

Entrance into the property is gained through a uPVC door leading into:

## Reception Hall

With staircase to the first floor having storage below, built-in cloaks cupboard, radiator, power points and doors to the following:

## Cloakroom

With a low-level WC, wash hand basin and radiator.



#### **Kitchen Diner 16' 0" x 12' 8" (4.87m x 3.86m)**

A dual aspect room with a range of fitted units comprising sink drainer inset to work surface over base units including space and plumbing for washing machine. There is a four ring gas hob over electric oven and filter hood over the hob. There is a radiator, power points, ceiling spot lights and uPVC door to the side of the property.

#### **Living Room 18' 8" x 13' 0" (5.69m x 3.96m)**

A dual aspect room including uPVC patio doors to the rear garden and having wall mounted electric fire, ceiling spot lights, radiator and power points.

#### **First Floor**

##### **Landing**

With built-in airing cupboard, radiator, power points and door to:

##### **Bedroom 1 15' 11" x 9' 11" (4.85m x 3.02m) max**

With front aspect and having radiator, power points and door to **En-Suite** with a white suite comprising corner shower cubicle, pedestal wash hand basin and a low-level WC. There is a radiator and extractor fan.

##### **Bedroom 2 13' 11" x 13' 0" (4.24m x 3.96m) max**

Overlooking the rear garden and having radiator and power points.

##### **Bedroom 3 12' 7" x 9' 8" (3.83m x 2.94m) max**

With front aspect and having radiator and power points.

##### **Bathroom 8' 5" x 6' 0" (2.56m x 1.83m)**

With a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is a radiator and extractor fan.

##### **Outside**

The property is approached over a gravelled shared driveway leading to the rear of the property and area to park. The remaining south facing rear garden is laid to grass with decked seating area off the living room.





SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY. Unauthorised reproduction prohibited.

Glencairn, Main Street, Kirkby on Bain

### Further Information

Mains electricity and water. Propane gas central heating. Drainage via a private filtering treatment plant. UPVC double glazing.

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

DISTRICT COUNCIL TAX BAND = C

EPC RATING = E

**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.



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