



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

£975,000







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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 exceptionally well-presented modern family home, occupying a private plot of over two and a half acres (sts). The Beeches built in 2016 to an extremely high standard giving a successful blend of traditional design with modern specification fittings enjoys a wide range of spacious accommodation including four bedrooms, two with en-suite, three reception rooms and a large striking open plan living kitchen. The property enjoys underfloor heating throughout, with ground source heating and solar panels installed. Outside the property benefits from large lawned grounds, further grassed meadow laid out to the rear and a most impressive 'carriage' in and out driveway, set well back from the road leading to a double garage. The village has a primary school and well-respected public house and further shopping, social and educational facilities can be found within the nearby inland resort of Woodhall Spa and Georgian market town of Horncastle. A viewing of this property is highly recommended to fully appreciate the size of accommodation and setting on offer.



Accommodation

Entrance into the property is gained through an oak double glazed door into:

Reception Hall

With balustrade solid oak staircase to first floor, wooden flooring, understairs storage cupboard housing underfloor heating mechanics for ground floor, multiple power points, door to dining kitchen and double doors to:

Sitting Room

With wooden double glazed sash windows to the front and side and French doors opening to the rear garden, leading out onto the patio. Having a log burning stove on slate stand with exposed brick backing to recessed fireplace and oak over mantle. There is a television point, multiple power points and oak wooden flooring.



Open Plan Living Kitchen

Dining Kitchen Area

A superb open plan area with wooden double glazed sash windows to sides, spot lights inset to ceiling and light feature over dining area. Having an excellent range of storage units to base and wall level including a central island, curved corner units and glazed display shelving. There is a Franke ceramic butlers double sink inset to bevel edge worktops and roll edge wood effect counter top to island. There is a Rangemaster Toledo range cooker and induction hob with appropriate wall tiling, wooden surround and plate shelf over, integrated dishwasher, wine fridge and fridge. There are multiple power points, wooden oak flooring, doors to garden room, utility, snug and kitchen store and opens to:

Living Area

With wooden double glazed sash window to front and having a log burning stove on slate stand with exposed brick backing to recessed fireplace and oak over mantle. There is television point, multiple power points and wooden oak flooring.

Study/Snug

With wooden double glazed sash window to front, television point, multiple power points and wooden oak flooring.

Garden Room

With wooden double glazed sash windows to side and rear and French doors to side opening onto a patio area. Having a central light feature set to vaulted ceiling with attractive oak trusses and ridge beam. There is a log burning stove on slate stand with exposed brick backing to recessed fireplace and oak over mantle, television point, multiple power points and wooden oak flooring.

Pantry

With wooden double glazed sash window to rear, spot lights to ceiling and a good range of storage to base level and full height cupboards with roll edge counter top. There is wooden oak flooring, multiple power points and space and connections for upright American style fridge freezer.

Utility Room

With wooden double glazed sash window to rear and door to the front. There is a Franke sink and drainer inset to roll edge worktop surface and a good range of storage units to base and wall levels, including full height cupboard storage and attractive bench seat with drawers beneath. There are spot lights inset to ceiling.

Home Office/Gym

With wooden double glazed sash windows to front and having storage and desk spaces to base level and further wall units. There are spot lights to ceiling, multiple power points, wooden oak flooring and door providing convenient internal access to garage.

Cloakroom

With wooden double glazed obscure sash window to front and having low-level WC, hand wash basin inset to storage unit with roll edge wood effect counter top and open shelving beneath. There are ceiling spot lights to ceiling, tiled flooring and tiles to half height to walls.





First Floor

Gallery Landing

With wooden double glazed 'Velux' window to rear and having storage cupboard housing the first-floor underfloor heating mechanics. There is loft access hatch, multiple power points and doors to further accommodation including:

Main Bedroom

With wooden double glazed sash windows to front and rear and having walk-in wardrobe storage space, eaves storage, multiple power points and door to:

En-Suite Shower Room

With wooden double glazed obscure sash window to side and having low-level WC to storage unit with cupboards and wood effect roll edge counter top, hand basin inset to storage unit with roll edge wood effect counter top and shower cubicle with sliding door to front. There are spot lights to ceiling, tiles to walls and floor and heated towel rail.

Bedroom

With wooden double glazed sash window to front, multiple power points and built-in wardrobe storage space.

Bedroom

With wooden double glazed sash window to front and having multiple power points and a pair of built-in wardrobe storage spaces.

Family Bathroom

With wooden double glazed 'Velux' window to side and having low-level WC, hand wash basin inset to storage unit with wood effect roll edge counter top and panel bath with shower attachment and separate shower cubicle with monsoon and regular head over. There are spot lights inset to ceiling, heated towel rail, useful alcove shelving and tiles to walls and floor.

Bedroom 2

With wooden double glazed sash window to side and having built-in bank of wardrobes, loft access hatch, multiple power points and door to:

En-Suite Shower Room

With wooden double glazed 'Velux' window to side and having low-level WC inset to storage unit with wood effect roll edge worktop, hand wash basin set to similar storage space and shower cubicle with regular head over. There are spot lights to ceiling, heated towel rail and tiles to walls and floor.







The Beeches

Approximate Gross Internal Area = 340.5 sq m / 3665 sq ft
(Including Garage / Shed)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Outside

The property is approached through brick columns and leads to a carriage style driveway providing ample parking for multiple vehicles and leads to **Double Garage** with electric door to front and having multiple power points and lighting. There is a drop-down ladder to generous roof storage space, with lighting and spanning the double garage and office/studio.

Plant Room

Located behind the garage and entered to the side through wooden double doors. With lighting, multiple power points, storage units to base and wall levels and roll edge worktop housing the ground source heating mechanics including water cylinder and water softener.

The driveway is bordered by lawned spaces with trees and flowers set to the central turning circle and mature established flower beds set before the property. There are paved paths leading to the front and utility door, with hedged boundaries. The main garden extends off the rear and is laid to lawn with a range of mature established flowers and trees throughout. Contained from the front by low level timber fencing and personnel gates, this child and pet friendly, secure area continues out to a grassed meadow space at the rear and post and wire fencing is sat before thick, evergreen hedging.

Leading off the garden room and living room is a considerable paved patio seating space and a timber decked hot tub space with oak surround and canopy.

There is further garden space set behind the garage, studio and beside the kitchen, laid to lawn with attractive paved patio space and further flower beds to the borders. A large timber framed garden shed offers further storage and the boundaries contained by mixed hedging and wall to one side with low level fencing and double gates containing this space from the main garden.

There are a series of outside lights around the property.

Please Note: There is planning permission for the erection of a lodge in the rear garden.

East Lindsey District Council – Tax band: F
EPC Rating: C

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 Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL.

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Brochure prepared 01.07.2024



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