



St Lukes

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

£350,000
NO ONWARD CHAIN

BELL



St Lukes

Main Street, Kirkby On Bain LN10 6YT

Lincoln – 22 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 16 miles

(Distances are approximate)

A four bedroom detached chalet bungalow pleasantly situated in the centre of this pretty Lincolnshire village. Internally the property is enhanced by living room, breakfast kitchen and conservatory. Outside there is off street parking, garage and large south facing rear gardens with views over neighboring paddock. The village of Kirkby-on-Bain has a traditional public house, primary school and many lovely countryside walks. A viewing is highly recommended to fully appreciate the setting and potential on offer.

Accommodation

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

Entrance Lobby

With tiled flooring and glazed panel door to:

Reception Hall

Having open tread staircase to the first floor with built-in cloaks cupboard, delph shelving, radiator, power points and glazed panel door to:

Living Room 17' 2" x 16' 9" (5.23m x 5.10m)

A large dual aspect room having views from the front and to the side of the property. There is an open fireplace inset to decorative surround, coved ceiling, two ceiling roses, radiator, power points and serving hatch to:





Kitchen/Breakfast Room 12' 11" x 12' 5" (3.93m x 3.78m)

A dual aspect room having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units, wall mounted cupboards above and slot-in electric cooker. There is a radiator, power points, door to a **Walk-In Pantry** and glazed panel door to:

Rear Lobby

Overlooking the rear garden and having tiled flooring, power points and uPVC door to the rear garden.

Bedroom 3 10' 2" x 10' 0" (3.10m x 3.05m)

With rear aspect and having coved ceiling, radiator, power points and sliding patio door to:

Conservatory 10' 4" x 8' 1" (3.15m x 2.46m)

Overlooking the rear garden and adjoining paddock beyond. There are power points and uPVC patio doors to garden.

Bedroom 1 12' 3" x 10' 0" (3.73m x 3.05m)

With front aspect and having two full height double wardrobes each side of set off drawers, further built-in wardrobe, ceiling rose, radiator and power points.

Bedroom 2 12' 3" x 9' 2" (3.73m x 2.79m)

With side aspect and having full height, built-in wardrobe, coved ceiling, radiator and power points.

Shower Room 9' 1" x 6' 3" (2.77m x 1.90m)

Being fully wall tiled and having a white suite comprising shower cubical, pedestal wash hand basin and a low-level WC. There is a built-in double airing cupboard, radiator and a heated towel rail.

First Floor

Landing

With door to separate WC and door to:

Bedroom 4 14' 10" x 11' 9" (4.52m x 3.58m)

The largest of the bedrooms having superb views over the rear garden and the neighboring paddock. There is a radiator and power points.

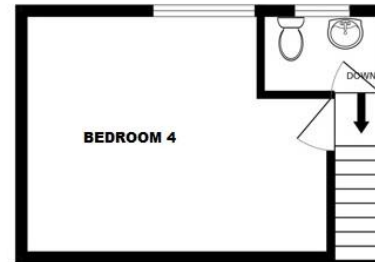
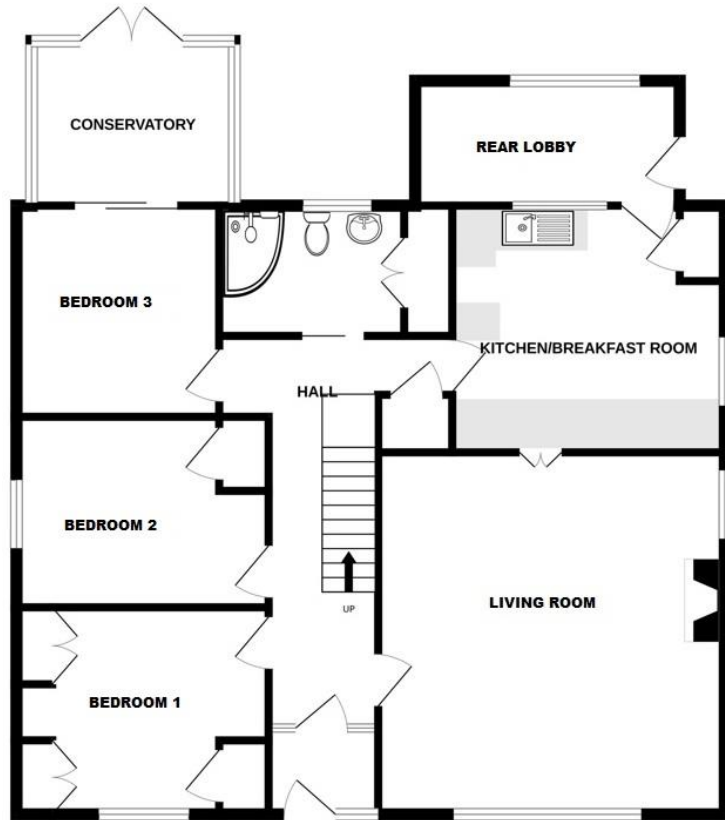
Separate WC

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



GROUND FLOOR
1146 sq.ft. (106.4 sq.m.) approx.

1ST FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

The property is approached over a graveled driveway providing off street parking, turning area and leads to **Detached Garage** with up and over door. The rear garden is predominantly laid to lawn with a wide variety of shrubs to borders and timber store in need of some repair.

East Lindsey 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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

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