



## Louise House

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

£425,000

**BELL**





# Louise House

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)

Louise House is a beautiful three double bedroom family home, built in 2021, with private south-facing garden and excellent fixtures and fittings throughout. Providing spacious accommodation throughout, the property is well-situated to a non-estate location, to the heart of Kirkby on Bain, a popular village with a primary school and well-respected public house. 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 quality of finish on offer.

## Accommodation

Entered into the front through wooden effect double glazed obscure door into:

### Reception Hall 20' 0" x 8' 2" (6.09m x 2.49m)

With radiator and stone flooring. Having a spindle and balustrade wide staircase to first floor and open to utility room. There is a wooden glazed door to lounge and open doorway to dining room and understairs walk-in boot room.

### Living Room 18' 8" x 11' 9" (5.69m x 3.58m)

With uPVC double glazed window to front and having French doors to rear. There is a limestone fireplace with granite hearth, chimney ready for use for wood burner or open fire, class A1 built ready. There are radiators, television points and multiple power points.







### **Open Plan Dining Kitchen 19' 9" x 13' 7" (6.02m x 4.14m)**

With uPVC double glazed windows to front, side and rear, and having Rangemaster classic 90 prestige collection (gas fired) range cooker and hob with electric oven. There are units to base level beneath bevel edge quartz worktop with Rangemaster double butlers sink (Franke taps) and drainage furrows. There is space and connections for upright fridge-freezer, radiator, multiple power points and stone flooring.

### **Utility Room 8' 0" x 6' 7" (2.44m x 2.01m)**

With wood effect double glazed stable style door to rear and having ceramic butlers sink to oak unit with shelf above and stone splash back. There is oil fired Worcester Greenstar boiler, multiple power points, stone flooring and wooden door to storage cupboard and to:

### **Cloakroom**

With uPVC double glazed obscure window to rear and having low-level WC, wall hanging hand wash basin, radiator and tiled flooring.

### **First Floor**

#### **Landing**

With uPVC double glazed window to front, radiator, multiple power points and wooden doors to bedrooms and to:

### **Bathroom 8' 7" x 6' 0" (2.61m x 1.83m)**

With uPVC double glazed obscure window to rear and having low-level WC, wall hanging hand wash basin and heated towel rail. There is a walk-in shower cubicle with tiled surround, monsoon and regular heads over and tiled flooring.

### **Bedroom 2 11' 10" x 10' 4" (3.60m x 3.15m)**

With uPVC double glazed window to rear and having multiple power points and radiator (to be carpeted). There is a purpose build wardrobe unit currently in bedroom three, ready for wall space.

### **Bedroom 3 11' 10" x 7' 6" (3.60m x 2.28m)**

With uPVC double glazed window to rear, multiple power points and radiator (to be carpeted).







### **Main Bedroom 12' 0" x 11' 9" (3.65m x 3.58m)**

With uPVC double glazed window to front and having radiator, multiple power points and wooden door to **En-Suite Shower Room 8' 0" x 6' 0" (2.44m x 1.83m)** with uPVC double glazed obscure window to rear and having low-level WC, wall hanging hand wash basin and walk-in shower cubicle with monsoon and regular heads over and tiled surround. There is a heated towel rail and tiled flooring.

### **Outside**

The property is approached to the front through pedestrian gate and over a paved path to the front door. Contained by picket fencing, the front garden is laid to low maintenance gravel with mature flowers and shrubs. To the rear is a large driveway and **Double Garage 18' 0" x 17' 0" (5.48m x 5.18m)** with electric door, power and plumbing connected. The rear garden is contained by a six-foot brick wall, and faces south-west. Again, laid to gravel with paved seating space, the garden boasts a wide variety of excellently cultivated flowers and shrubs, an enviable inheritance for the future owner.

### **Further Information**

All mains services. Oil central heating. 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 = C

**SERVICES:** The agents would like to inform prospective buyers 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

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

Brochure prepared 23.06.2025











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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