



Riverview

North Kyme Drove, North Kyme, Lincoln, Lincolnshire LN4 4DE

£299,950
1.6 ACRE PLOT (sts)

BELL



Riverview

North Kyme Drove, Lincolnshire LN4 4DE

Lincoln – 18 miles

Grantham – 23 miles with East Coast rail link to London

Boston – 17 miles

Billinghay – 1 mile

(Distances are approximate)

Riverview is a three bedroom detached house, set approximately to a 1.6 acre plot (sts) and located in a rural location surrounded by far reaching countryside views. With the property enjoying two reception rooms to the front, west-facing, with bay windows; the ground floor is complete with dining-kitchen, utility, family bathroom and entrance hallway. Riverview provides a large garage with internal access to the kitchen, off-road parking, turnaround space for multiple vehicles and is situated on the fringe of the village of North Kyme.

Accommodation

Entered into the front through uPVC double glazed door beneath storm porch into:

Reception Hallway

With wooden doors to sitting room and to:

Reception Room 1 14' 5" into bay x 10' 10" (4.39m x 3.30m) max

With uPVC double glazed bay window to front and having electric fire to decorative surround with wood overmantle, radiator, multiple power points and tv point.

Reception Room 2 15' 0" into bay x 11' 1" (4.57m x 3.38m) max

With uPVC double glazed bay window to front and having radiator, multiple power points, tv point, wooden door to under stairs storage, and to:





Dining Kitchen 23' 6" x 12' 8" (7.16m x 3.86m) max
With uPVC double glazed window to rear and wooden single glazed French doors to side with windows alongside, to conservatory. There is light to ceiling and walls and having a good range of storage units to base and wall levels, integrated dishwasher and space and connections for under counter washing machine. There is oven and microwave, induction hob, tile effect flooring; carpet to dining space, radiator, multiple power points and wooden door to garage.

Conservatory 13' 10" x 8' 11" (4.21m x 2.72m)
With uPVC double glazed sliding doors to side, obscure door to rear and having wood effect flooring and multiple power points.

Cloakroom
With low-level WC and tiles to floor.

Utility Room
With tiles to walls, space and connections for dryer and open doorway to:

Family Bath & Shower Room
With uPVC double glazed obscure window to side and spot lights to ceiling. There is a pedestal sink, panel bath with tile surround and corner shower cubicle with tiled surround and electric triton jade shower over. There is radiator and wood effect flooring.

First Floor

Landing
With uPVC double glazed window to side, radiator, power point and wooden doors to bedrooms and WC.

Bedroom 1 11' 5" x 8' 10" (3.48m x 2.69m) max
With uPVC double glazed window to front and having mirror fronted sliding doors to a range of built-in wardrobes, radiator and multiple power points.

Bedroom 3 8' 8" x 7' 8" (2.64m x 2.34m) max
With uPVC double glazed window to rear, radiator, multiple power points and airing cupboard.





Separate WC

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and radiator.

Bedroom 2 11' 1" x 10' 11" (3.38m x 3.32m) max

With uPVC double glazed window to front and having radiator, multiple power points and wooden door to over stairs storage space.

Outside

The property is approached over a gravelled driveway, with parking and turnaround space, continuing to the **Garage** with up and over door to front, patio doors to front and rear, lights, power and oil-fired Grant boiler to floor.

The initial gardens are set to lawn with concrete hard standing off the rear. Behind the garden is further land, leading to the edge of the neighbouring arable farmland, the plot totaling approximately 1.6 acres (sts) with far reaching countryside views.

Further Information

Mains electric and water. Oil fired central heating. Drains to a private system. 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.

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

19 Station Road, Woodhall Spa. LN10 6QL

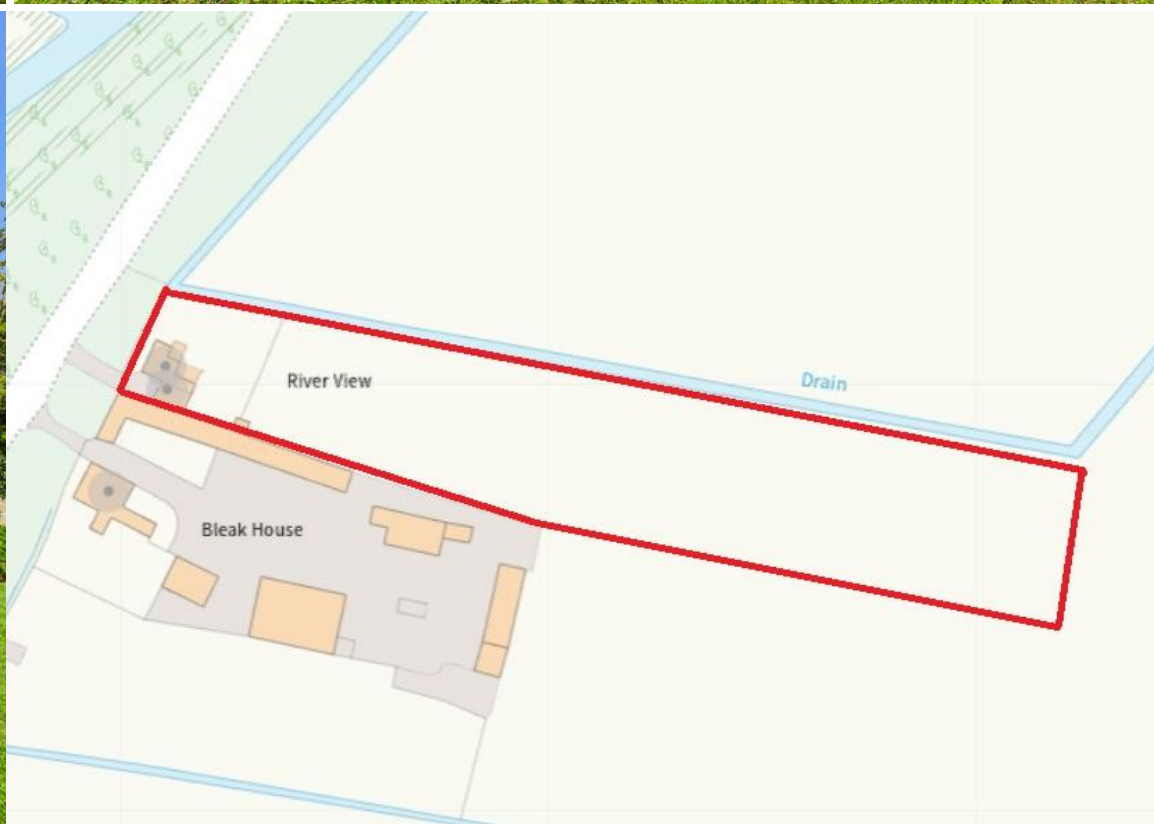
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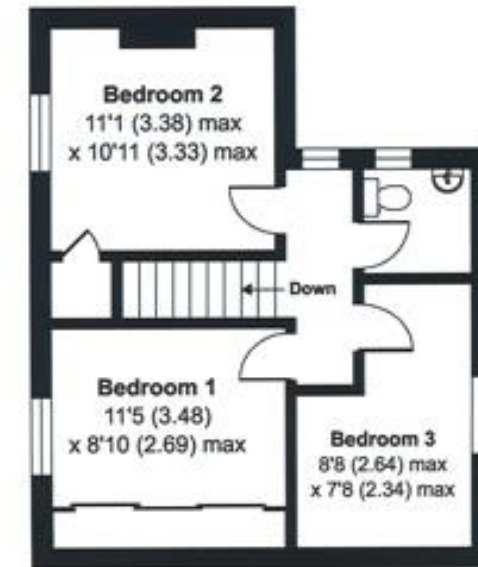
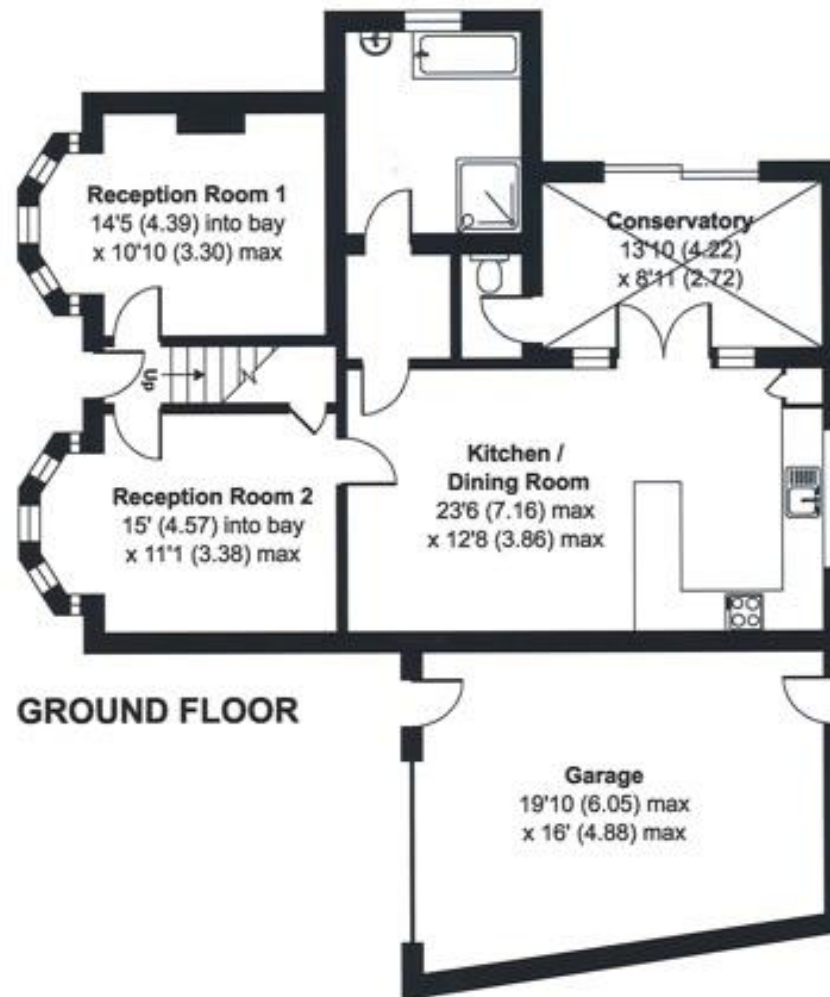
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Brochure prepared 04.08.2025







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