

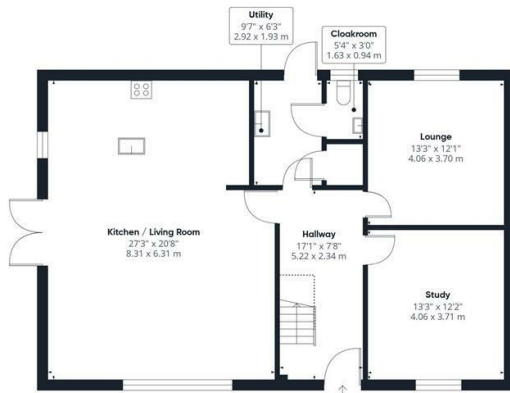
COACH HOUSE CHURCH ROAD SPILSBY, PE23 4HF

£350,000
FREEHOLD

Coach House is a newly built, spacious, four-bedroom detached property with attractive open-plan living/dining/kitchen; excellently appointed throughout. A separate lounge; utility, cloakroom and versatile snug/study complete the ground floor - ensuring flexibility to suit a range of requirements. The first floor is laid out with four bedrooms, including master with en suite, and family bathroom. Occupying a quiet position in the historic village of Old Bolingbroke, the property offers dedicated parking, store and patio garden space and boasts an air source heat system, with underfloor heating to the ground floor.

Home to the ruins of Bolingbroke Castle, birthplace of King Henry IV, Old Bolingbroke sits in a picturesque valley between surrounding hills offering beautiful countryside walks. The well serviced market town of Spilsby lies three miles away, with the larger towns of Horncastle, Boston and Skegness all within convenient distance.

BELL



Ground Floor



Floor 1



Approximate total area[®]
 1966 ft²
 182.8 m²

Reduced headroom
 133 ft²
 12.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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