



 **NEWTON**
FALLOWELL

2 Blackwell Row, Roughton Road, Kirkby-On-Bain, LN10 6YL
£130,000

2 Blackwell Row, Roughton Road

Kirkby-On-Bain, Woodhall Spa

A charming terraced home set in a picturesque village just five miles from the thriving market town of Horncastle, nestled at the foot of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty and only a five minute drive to Woodhall Spa.

The well-presented accommodation includes a porch, a cosy lounge with a wood burner opening to a dining room, along with an inner hall leading to a modern shower room and a recently re-fitted kitchen. Upstairs offers two comfortable bedrooms.

Outside, the property benefits from off-road parking to the front and a private, enclosed rear garden, perfect for relaxing or entertaining.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





ACCOMMODATION

Entrance door through to the:

ENTRANCE PORCH

Having window to front elevation and part glazed door to the:

LOUNGE

11' 7" x 10' 10" (3.53m x 3.29m)

Having window to front elevation, feature beams to ceiling, wall light points, wood effect tiled flooring and brick-built fireplace with inset wood burner. Archway to the:

DINING ROOM

11' 4" x 10' 0" (3.45m x 3.06m)

Having beams to ceiling, wood effect tiled flooring, cupboard built into alcove, staircase rising to first floor and brick-built fireplace.

INNER HALL

Having window to side elevation and wood effect tiled flooring.

SHOWER ROOM

7' 10" x 5' 9" (2.38m x 1.75m)

Having window to side elevation, heated towel rail, tiled walls, wood effect tiled flooring, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.





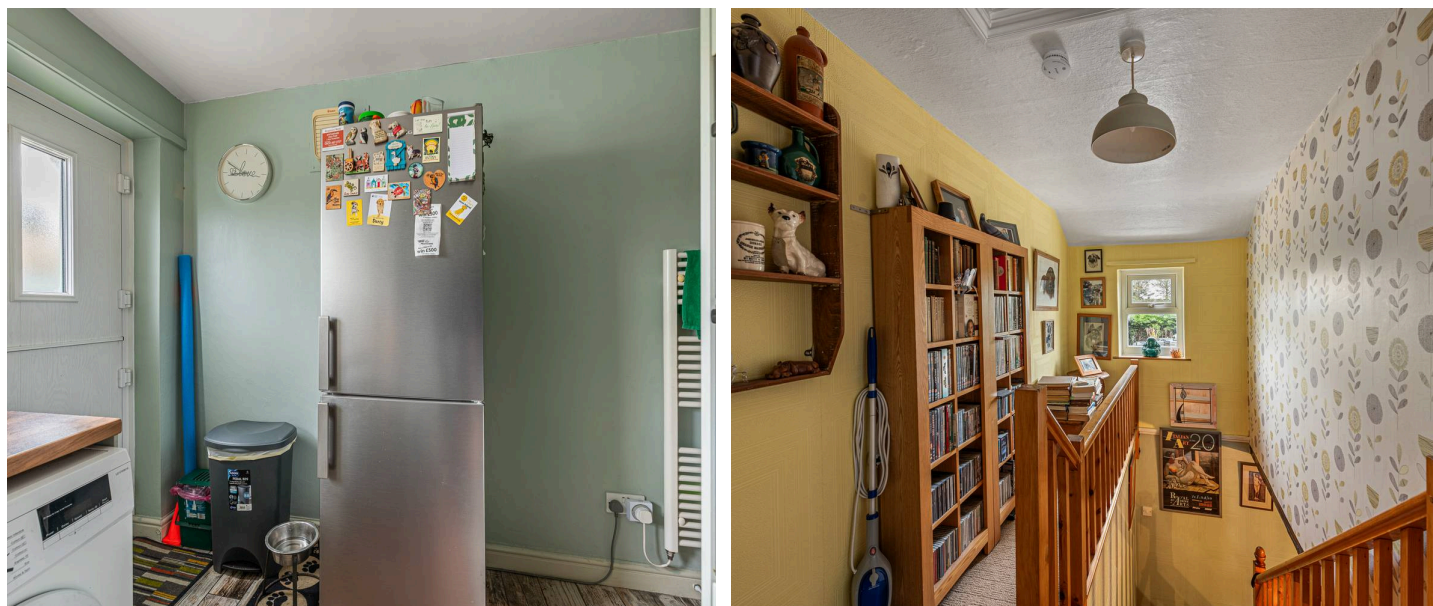
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KITCHEN

10' 5" x 9' 1" (3.17m x 2.77m)

(max) Having window & part glazed stable style door to rear elevation, heated towel rail and wood effect tiled flooring. Re-fitted a few years ago by Wren with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, cupboards under, cupboards & concealed extractor over. Further work surface return with cupboard & drawer under, cupboards over and tall unit to side housing integrated electric double oven with drawers under & cupboards over.





FIRST FLOOR LANDING

Having window to rear elevation and access to roof space.

BEDROOM ONE

12' 6" x 10' 9" (3.81m x 3.28m)

Having two windows to front elevation and built-in wardrobes.

BEDROOM TWO

11' 5" x 7' 11" (3.47m x 2.41m)

Having window to rear elevation and built-in wardrobe.



EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking. A passageway leads to the:

REAR GARDEN

Low maintenance and laid to paving & gravel with two small ponds and a summerhouse to the far rear.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank and the current council tax is band A.

We are advised that the property had new windows and new front & rear doors around seven years ago.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

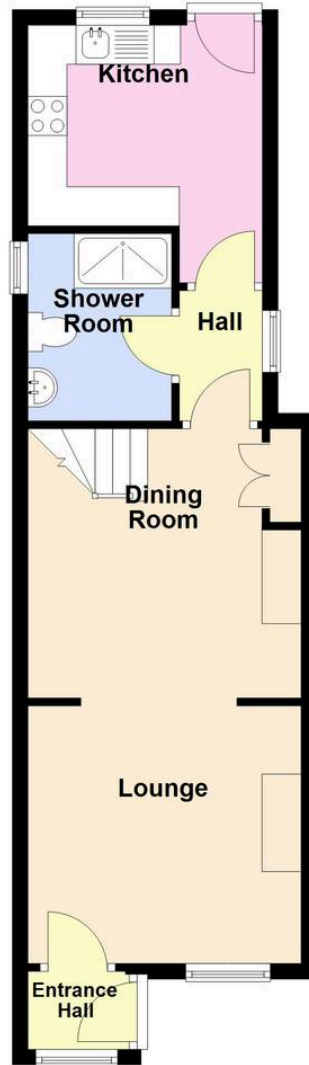




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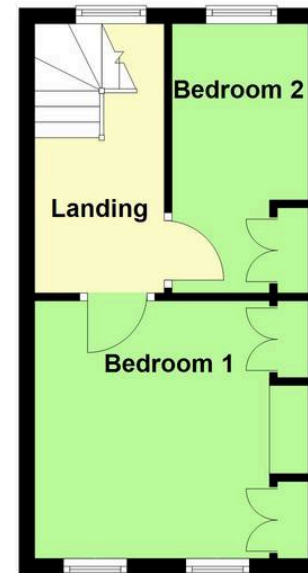
Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.8 sq. feet)



Total area: approx. 64.9 sq. metres (698.8 sq. feet)

Newton Fallowell Estate Agents

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