



## ROSEDALE HOUSE, 1A KINGS COURT SPILSBY,, PE23 4HR

**£475,000**  
**FREEHOLD**

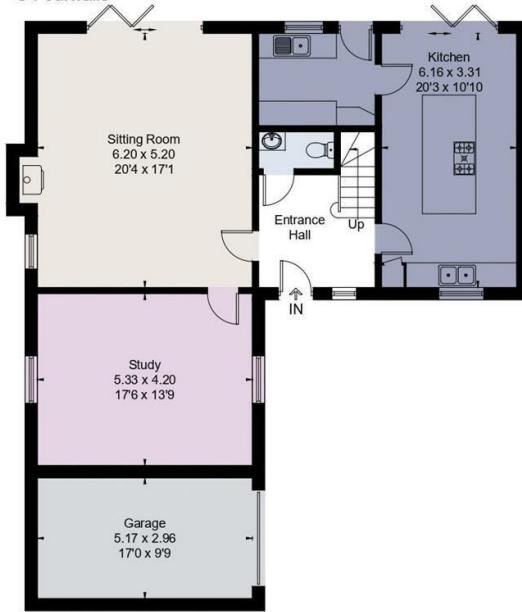
Rosedale House is a substantial, modern family home; laid out to an L-shaped configuration ensuring privacy, security; parking space to the front and garden areas to the side and rear. Boasting attractive, contemporary living spaces: namely an impressive dining kitchen (with adjacent utility) and large sitting room to the rear, leading through to a versatile study / snug / family room. The first floor provides four bedrooms (two with en suites) and a family bathroom, all emanating from the wide gallery landing. The property is complete with garage, driveway and further parking to the side.

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.

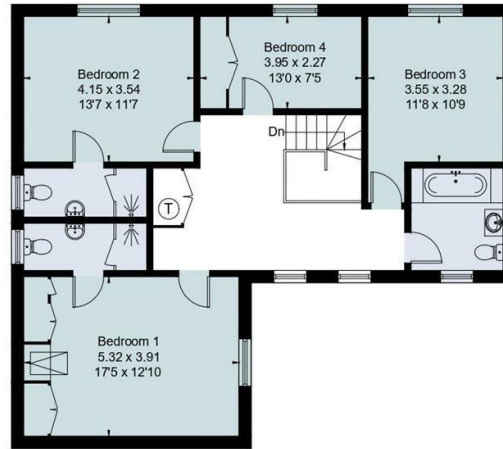
Please note: Photographs provided by vendor.



Approximate Area = 190.4 sq m / 2049 sq ft  
 Garage = 15.3 sq m / 165 sq ft  
 Total = 205.7 sq m / 2214 sq ft  
 For identification only. Not to scale.  
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 310301



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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: C Council Tax Band: D**

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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