



 **NEWTON**
FALLOWELL

Brookside, Old Bolingbroke - PE23 4EU
£395,000

Brookside

Old Bolingbroke, Spilsby

Charming Detached Home in a Historic Lincolnshire Wolds Village

Nestled within a conservation area in the picturesque and historic village of Old Bolingbroke, in the heart of the Lincolnshire Wolds and set on a plot which is not overlooked, offering privacy and security. This attractive detached home also offers over 1,800 square feet of versatile living space, combining character, comfort and practicality.

The well-proportioned accommodation begins with an entrance hall leading to a spacious lounge, a dining area and a study, ideal for home working. A charming breakfast room/dining room featuring a wood-burning stove provides a cosy hub of the home and flows through to the kitchen. Additional ground floor spaces include a studio/garden room, rear entrance room, utility room, cloakroom and a rear hall/entrance with useful cold pantry and stores, offering excellent everyday functionality.

Upstairs, the property offers a generous master bedroom with en-suite, two further well-sized bedrooms and a shower room.

Externally, the property benefits from off-road parking and an enclosed, low-maintenance garden, perfect for relaxing or entertaining while enjoying the peaceful surroundings of this sought-after village setting.

This delightful home offers a rare opportunity to enjoy village life in an Area of Outstanding Natural Beauty, while still benefiting from spacious and flexible accommodation.

Council Tax band: E

Tenure: Freehold

EPC Rating: E



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ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having staircase rising to first floor. Door to the breakfast room/dining room and further door to the:

LOUNGE

14' 1" x 12' 0" (4.28m x 3.66m)

Having window to front elevation, skirting board heater, wood effect flooring and fireplace recess with electric wood burner effect fire. Opening to the dining room and door to the:

STUDY

Having window to front elevation and skirting board heater.

STORE

8' 9" x 3' 8" (2.66m x 1.13m)

With access from the lounge and study.

DINING AREA

12' 3" x 7' 11" (3.74m x 2.42m)

Having windows & french doors to rear elevation, radiator and wood effect flooring. Door to the kitchen and door to the:

REAR HALL

With doors to the rear entrance lobby, pantry and a:

FURTHER STORE

9' 1" x 2' 7" (2.78m x 0.79m)

With access to a good size fully boarded loft space.



COLD PANTRY

8' 8" x 6' 9" (2.65m x 2.07m)

Having window to side elevation and shelving.

REAR ENTRANCE LOBBY

Having windows & part glazed door to side elevation, further window to rear elevation and tiled floor.

FURTHER STORE

7' 11" x 6' 4" (2.42m x 1.94m)

Having window to side elevation and plumbing in-situ for a sink & WC.

BREAKFAST ROOM/DINING ROOM

15' 1" x 14' 11" (4.59m x 4.54m)

(max including bay) Having bay window to front elevation, skirting board heater, wood effect flooring, understairs storage cupboard and fireplace recess with inset multi-fuel stove. Opening to the:

KITCHEN

14' 4" x 8' 1" (4.37m x 2.46m)

Having window to rear elevation and continuation of wood effect flooring. Fitted with a range of units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under, cupboard over. Further work surface with space for electric cooker, cupboards & drawer under, extractor over, space for upright fridge/freezer to side.





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REAR ENTRANCE ROOM

9' 7" x 6' 9" (2.92m x 2.05m)

Having windows & part glazed double doors to side elevation, roof windows and tile effect flooring.

UTILITY

9' 3" x 3' 9" (2.81m x 1.15m)

Having window to rear elevation, radiator, space & plumbing for automatic washing machine & tumble dryer.

CLOAKROOM

Having window to rear elevation, tile effect flooring, extractor, close coupled WC and hand basin.

STUDIO/GARDEN ROOM

15' 7" x 8' 11" (4.74m x 2.71m)

Having window to side elevation, window & part glazed double doors to rear elevation, roof windows, radiator and tile effect flooring.



FIRST FLOOR LANDING

MASTER BEDROOM

13' 7" x 12' 0" (4.13m x 3.67m)

Having window to front elevation, radiator and fitted wardrobes.

EN-SUITE

6' 10" x 8' 10" (2.09m x 2.68m)

(max) Having window to front elevation, radiator, heated towel rail, tile effect flooring, fully tiled shower enclosure, close coupled WC (with macerator) and hand basin inset to vanity unit with cupboard under.

BEDROOM TWO

14' 7" x 12' 0" (4.44m x 3.66m)

Having window to front elevation, radiator and large fitted linen cupboard.

BEDROOM THREE

13' 0" x 8' 3" (3.96m x 2.52m)

(excluding wardrobes) Having window to rear elevation, radiator, wood flooring and built-in wardrobes to one wall.

SHOWER ROOM

13' 11" x 8' 1" (4.23m x 2.47m)

Having window to rear elevation, radiator, tile effect flooring, built-in airing cupboard, fully tiled shower enclosure, close coupled WC and hand basin inset to vanity unit with cupboards under.





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EXTERIOR

To the front of the property double gates open on to a gravelled area with borders which provides off-road parking.

REAR GARDEN

Being enclosed and laid to gravel for ease of maintenance with a decked patio area. Further double gates to the rear lead to additional off-road parking.

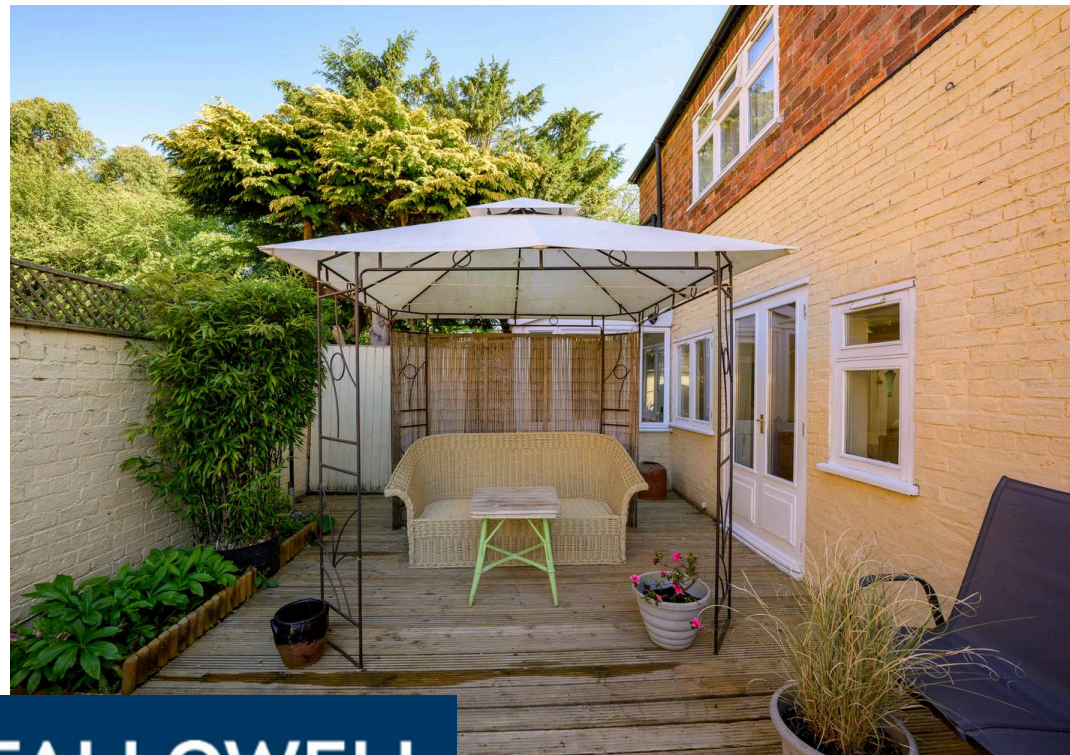
SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving skirting board heaters & radiators. The current council tax is band E.

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.



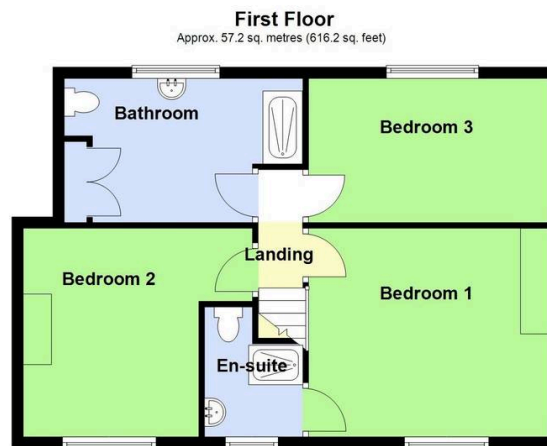


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Total area: approx. 169.7 sq. metres (1826.8 sq. feet)

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