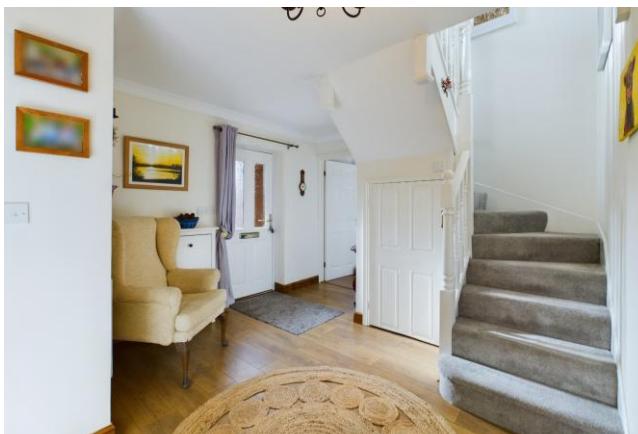




**Blanche House,**  
10 Kings Court, Old Bolingbroke, Spilsby, Lincolnshire. PE23 4HR

**BELL**





## 10 Kings Court Old Bolingbroke

An immaculately presented four bedroom family home, set in an enviable position at the end of a quiet cut-de-sac, situated within this sought, historic mid-Lincolnshire village.

The ground floor is set around a spacious central hallway, giving access to a living room, dining room and conservatory, all of which have stunning views of the rear garden and classic Lincolnshire countryside beyond. Additionally there is a large dining kitchen, utility room and versatile snug/office. Providing four double bedrooms, the first floor enjoys various views around the garden and arable farmland, giving a tapestry of colour over the rolling hills and surrounding countryside.

The current vendors have enhanced the property with a large conservatory, replacement and additional UPVC windows, and new carpets fitted throughout. The property is complete with secure parking for several vehicles and a large double garage. The plot occupies approximately a quarter of an acre of land (sts). Viewing is highly recommended to fully appreciate the quality of the accommodation on offer.

### ACCOMMODATION

**Brick Storm Porch** having new composite double glazed obscure entrance door to:

**Entrance Hallway** having carpeted stairs with spindle and balustrade to first floor with built in under stairs storage space, wood laminate flooring, radiator, ceiling and wall lights and power points. Doors to accommodation including:



**Dining Room** with carpeted floor, ceiling light and power points. uPVC double glazed French doors to conservatory, open doorway to:

**Living Room** having uPVC double glazed windows to front and rear aspect; corner multi fuel stove to tiled surround, carpeted floor, radiators, TV point, ceiling and wall lights and power points. Door to hallway.

**Conservatory** with uPVC double glazed windows to sides and rear, French doors to rear aspect; tiled floor, radiator and power points.

**Dining Kitchen** having uPVC double glazed windows to front and side aspects; a good range of storage units to base and wall levels including larder cupboard, glazed display shelves; with inset and over-counter lighting, 1 1/2 bowl composite sink and drainer set to roll edge wood effect worktop. Integrated fridge, freezer and dishwasher, Belling range cooker and hob beneath extractor canopy. Wood style laminate flooring, radiator, ceiling light and power points. Door to:

**Utility** having uPVC double glazed window to rear aspect; storage units to base and wall levels, sink and drainer set to roll edge wood effect worktop with space and connections for under counter washing machine. Wood style laminate flooring, floor standing Grant oil fired boiler, radiator, ceiling spot light fittings and power points. New uPVC double glazed obscure stable door to rear aspect.

**Office / Snug** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Cloakroom** with uPVC double glazed obscure window to side aspect; low level WC, wash hand basin, wood style laminate flooring, tiles to half height to walls, heated towel rail and ceiling light.





#### First Floor

**Gallery Landing** with uPVC double glazed window to front aspect; carpeted floor, loft access hatch, ceiling light and power points. Doors to first floor accommodation.

**Bedroom 3** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom 2** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom 4** with uPVC double glazed window to rear aspect; carpeted floor, built in eaves storage space, radiator, ceiling light and power points.

**Family Bathroom** having uPVC double glazed obscure window to rear aspect; free standing bath, shower cubicle with tiled surround, wash hand basin set to storage unit and low level WC. Tile effect flooring, wall tiles to half height, heated towel rail and ceiling light.

**Master Bedroom** having uPVC double glazed windows to side and rear aspects; full width recessed wardrobes with mirrored sliding doors, carpeted floor, radiator, ceiling light and power points. Door to:

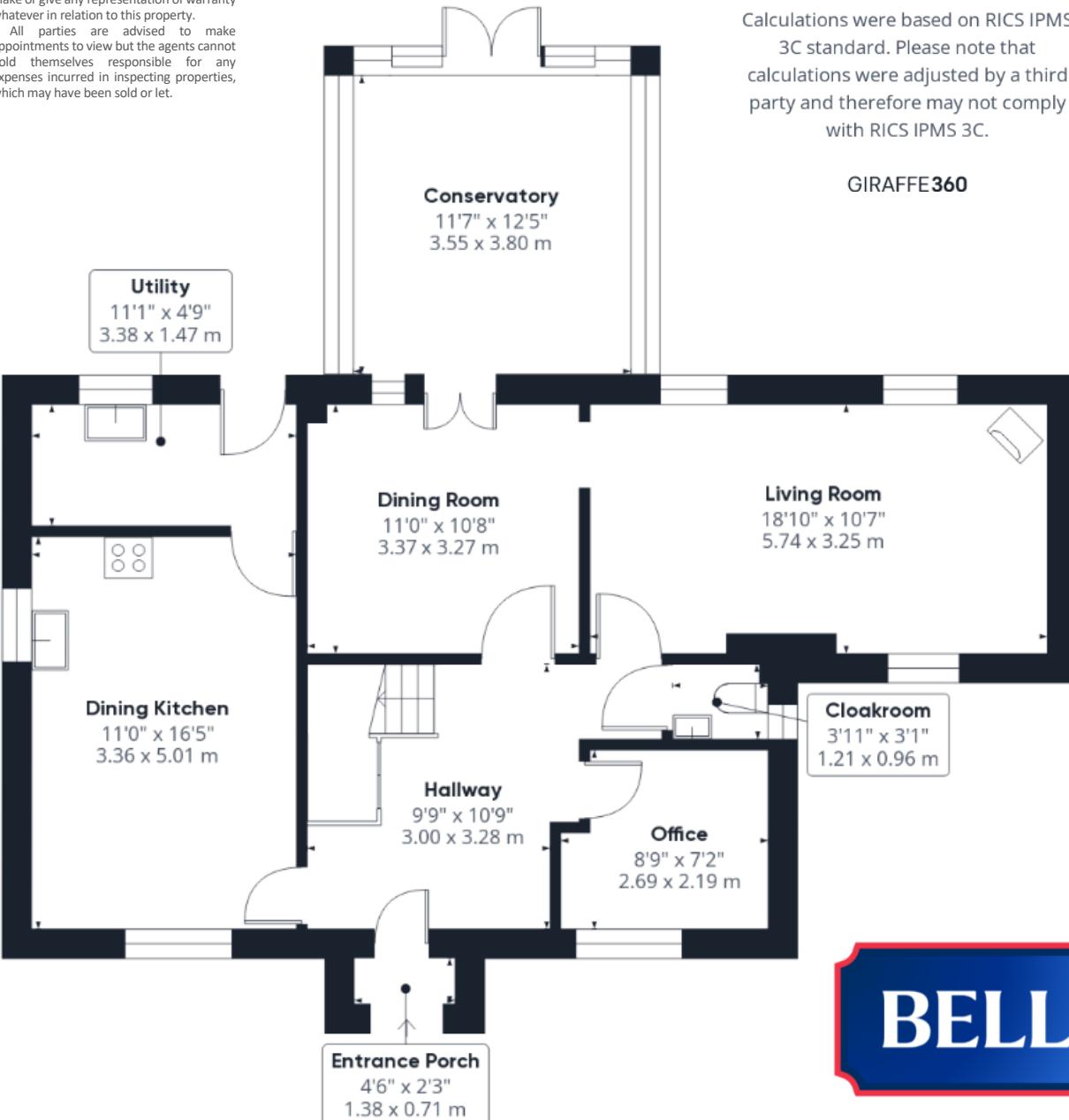
**En-suite Shower Room** with uPVC double glazed obscure window to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, wall tiles to half height, wall mounted mirrored storage unit, heated towel rail and ceiling light.



**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

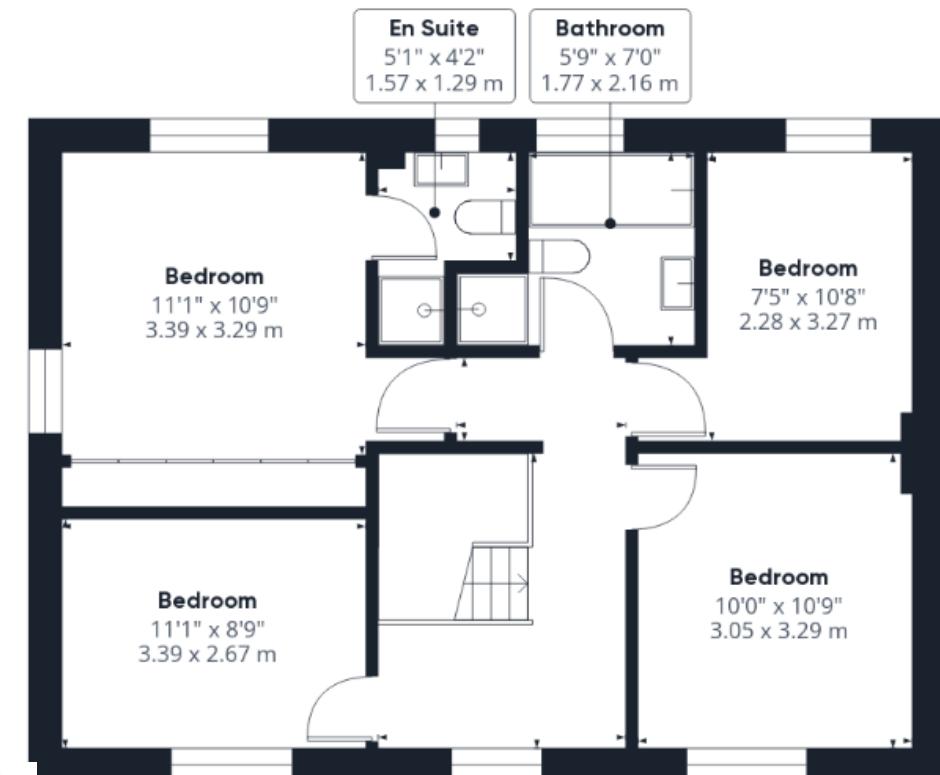
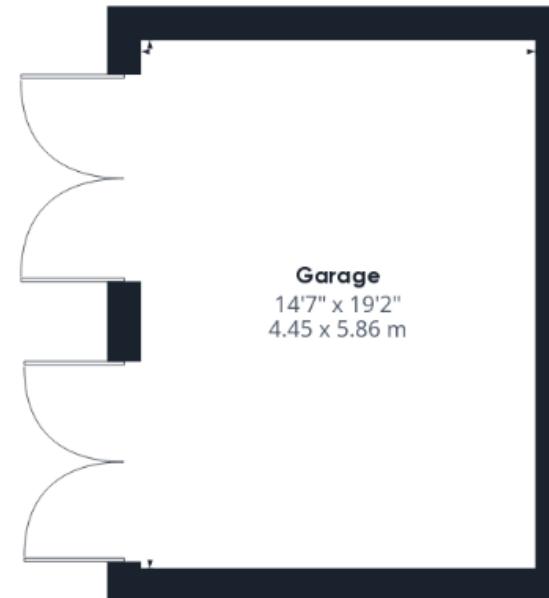
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

**Approximate total area<sup>(1)</sup>**1811.15 ft<sup>2</sup>168.26 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## OUTSIDE

The property is approached through double wrought iron vehicle gates, leading to the stone chipped driveway, providing secure parking space for multiple vehicles including motorhome/ caravan. The driveway also incorporates a large **Double Garage**, with double doors, light and power and electric vehicle charging point.

The large wrap around garden is predominantly laid to lawn with numerous seating areas, and an abundance of mature flowers, shrubs and trees throughout placed well and lovingly maintained. The rear garden includes a timber gazebo, log store and vegetable garden with greenhouse and a large patio space adjacent to the conservatory. The garden offers a safely enclosed area, with boundaries contained by mixed hedging and fencing and a boundary wall to the roadside.

## THE AREA

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.



East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

**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 Horncastle Office...

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