



Sherwood
New Bolingbroke. PE22 7JU

BELL



Sherwood New Bolingbroke

NO ONWARD CHAIN! Sherwood is a well-presented, two-bedroom detached bungalow to a bright, East-West orientation in this popular mid-Lincolnshire village. Modernised and enhanced by the current vendors, the property provides a generous, dual-aspect lounge, dining room, kitchen and side porch; two double bedrooms, bath and shower room and driveway plus garage (to the rear) parking. The plot approaching a quarter of an acre (sts) with open farmland views, the property enjoys sizable garden spaces to the front and rear.

New Bolingbroke is a charming Lincolnshire village situated four miles from Mareham le Fen and seven from Coningsby & Tattershall, both offering a range of amenities. Further afield the towns of Spilsby, Horncastle and Boston boast a range of education, leisure facilities and further services. From the front garden of Sherwood is a view of New Bolingbroke's St Peter's Church, a Grade II listed building by respected Victorian architect Samuel Sanders Teulon, with a distinctive octagonal tower.

Please note: this property is of non-standard construction, being timber framed with a brick skin.



ACCOMMODATION

Entered to the front, through uPVC double glazed door to:

Side Porch with uPVC double glazed windows to side and rear, patio door to side aspect, tile effect flooring. Glazed door to:

Kitchen having uPVC double glazed windows to side and rear; modern storage units to base and wall levels, 1 ½ bowl sink and drainer to bevel edge worktop, oven and grill, microwave oven and induction hob; integrated dishwasher, space and connections for upright fridge-freezer and under counter



washing machine. Tile effect flooring, radiator, ceiling light and power points. Door to:

Dining Room with uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling light and power points. Wood glazed double doors to:

Lounge having uPVC double glazed windows to front and rear aspects; carpeted floor, radiator, TV point, ceiling light and power points. Door to:

Hallway with obscure glazed door to front porch, and door out to front; carpeted floor, radiator and ceiling light. Doors to bedrooms and to:

Bathroom having uPVC double glazed obscure windows to rear aspect; panel bath, separate walk in shower cubicle with monsoon and regular heads over, low level WC and wash hand basin to storage unit. Tile effect flooring, tiles to walls, heated towel rail and ceiling light.

Bedroom having uPVC double glazed window to rear aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

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

OUTSIDE

The property is approached up a long gravel driveway, providing ample off road parking space for multiple vehicles and leading through timber vehicle gates around to the rear garden and **Workshop** – of timber frame construction with power connected.

The front garden is low-maintenance, with gravelled spaces circled by concrete paths, and evergreen trees. The rear, meanwhile, enjoys paved patio seating spaces before a lawned area, with mature shrubs to the rear.

East Lindsey District Council – Tax band:

ENERGY PERFORMANCE RATING: tbc

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
Old Bank Chambers, Horncastle. LN9 5HY.

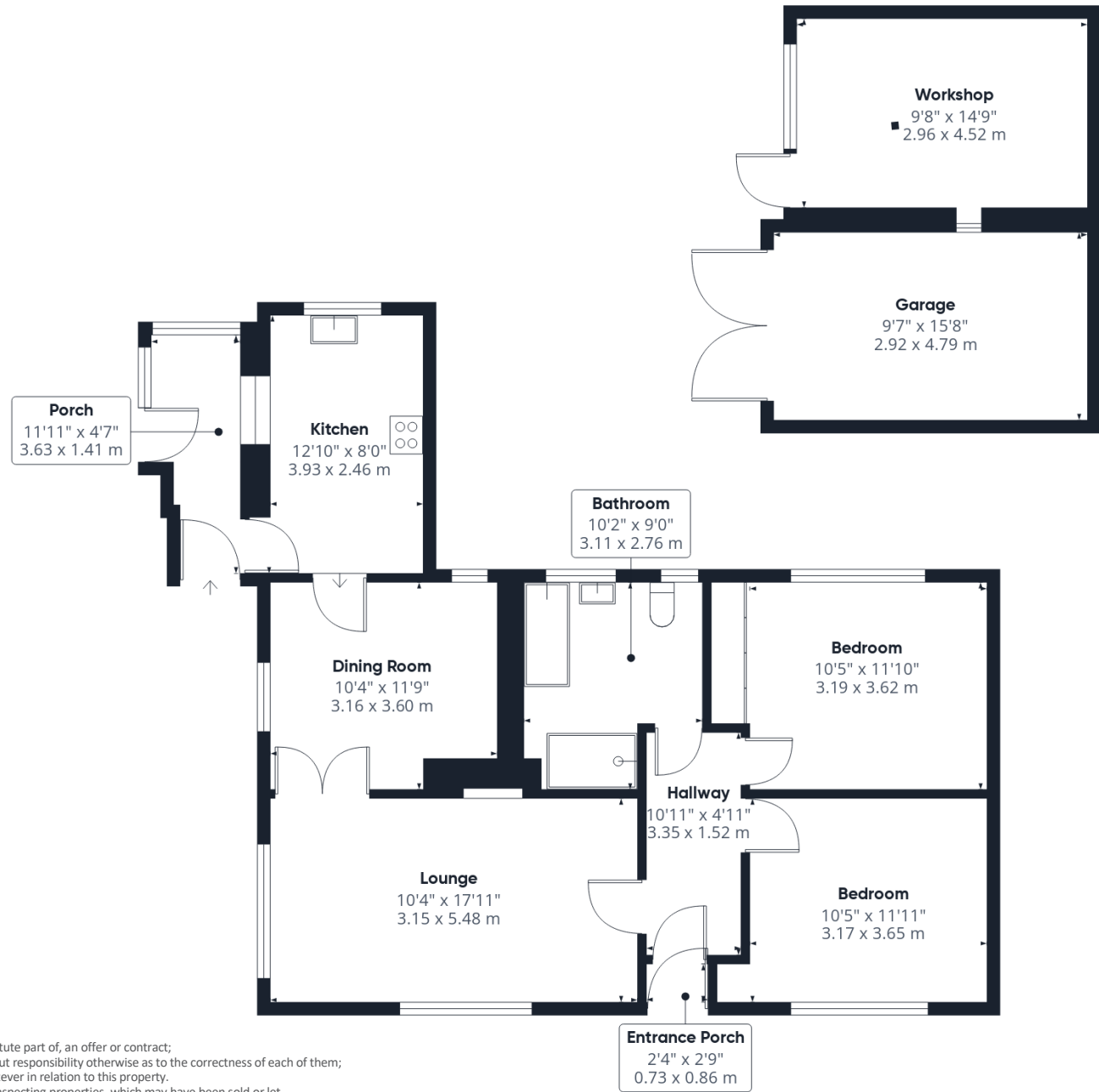
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