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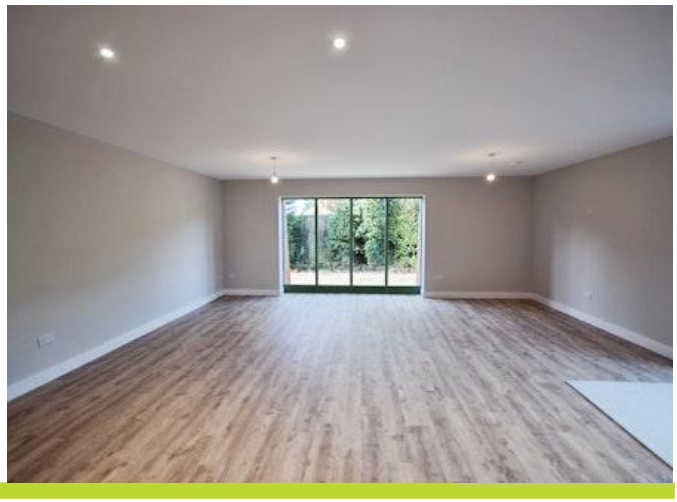
The Coach House, Church Road, Old Bolingbroke, PE23 4HF

4 2 3 Offers in excess of £325,000

When it comes to property it must be lovelle



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Key Features

- Attractive Historic Wolds Village Location
- Four Double Bedrooms
- Detached New Build House
- Family Bathroom & En-Suite to Master
- Off Road Parking
- Beautiful Spacious Open Plan Living/Kitchen/Diner
- Two Further Reception Rooms
- Utility Room & Downstairs WC
- EPC rating B
- Tenure: Freehold

Wow! Spacious, beautifully finished new build in historic Wolds village! Versatile accommodation, in the agent's opinion could suit various families requirements including multi generational living, larger families, couple looking for lots of space including working from home/wanting extra reception rooms. The accommodation comprises; spacious entrance hallway, large open plan living/kitchen/diner, utility room, downstairs wc, two large reception rooms (or further bedrooms if required), upstairs family bathroom, master bedroom with en-suite shower room and three further double bedrooms. The property has air source central heating to underfloor heating downstairs and radiators upstairs and double glazing throughout. There is good quality luxury vinyl flooring and carpets and the walls are decorated in neutral hues. Located down a private road offers a private 'tucked away' location but also only a few hundred metres from the centre of the village and the historic castle ruins. The property sits on a low maintenance plot comprising gravelled car parking area and patio seating area. Nestling at the southern foot of the Lincolnshire Wolds, Old Bolingbroke was once an important gateway to the Wolds from the Fens in the South. Old Bolingbroke is home to the remains of Bolingbroke Castle, which was built around 1220 by Randulph de Blundevill, Earl of Lincoln. In 1366 Henry of Bolingbroke was born here and later became Henry IV King of England. The castle is part of the estate of the Duchy of Lancaster, is managed locally by the Heritage Trust of Lincolnshire and is open to the public. Old Bolingbroke is a pretty village that benefits from wonderful Wolds countryside all around but is only four miles from the Market Town of Spilsby with supermarket, cafes, pubs, restaurants, shops, doctors, vets. The larger Market Town of Boston is 14 miles away and the City of Lincoln 29 miles away. You also benefit from only being 15 miles from the golden sandy beaches of the Lincolnshire coast. Living in an Area of Outstanding Natural Beauty (AONB) means you have access to lots of picturesque walks and nature reserves to enjoy our native wildlife and nature.

Entrance Hall

5.25m x 2.35m (17'2" x 7'8")

Entered via Composite front door with stairs to the first-floor accommodation, oak internal doors leading off to;

Open Plan Living Kitchen

8.28m x 6.35m (27'2" x 20'10")

A lovely room ideal as a family sitting/dining/entertaining area, with full length UPVC windows, further UPVC window to the rear aspect and double glazed French doors to the patio area. The kitchen area has been fitted with range of high-quality base wall and larder units from Howdens's "Shaker Collection", plus pan drawer, with integrated fridge freezer, corner larder cupboard, integrated electric double oven, integrated induction hob with extractor over, integrated dishwasher, inset 1+1/2 bowl sink to the central island, with feature lighting over and integrated breakfast bar.

Utility Room

2.95m x 1.95m (9'8" x 6'5")

With fitted base and wall cupboards with work surfaces over, inset stainless steel sink, space and plumbing for washing machine, space and point for tumble dryer, composite door to the rear aspect, storage cupboard housing hot water tank, door to;

WC

With double glazed window, low level WC, pedestal wash hand basin.

Sitting Room/Bedroom

4.09m x 3.74m (13'5" x 12'4")

With UPVC double glazed window to the front aspect,

Study/Bedroom
4.09m x 3.74m (13'5" x 12'4")
With UPVC window to the rear aspect.

First Floor Landing
5.04m x 1.09m (16'6" x 3'7")
With two Velux style windows, loft access, two radiators, large storage cupboard (with radiator) with oak internal doors to;

Bedroom One
4.75m x 3.4m (15'7" x 11'2")
With two Velux style windows, further UPVC window to the side aspect, radiator, access to eaves storage and door to;

En-suite
1.51m x 2.69m (5'0" x 8'10")
With Velux style window, low level WC, pedestal wash hand basin, large shower cubicle, Victorian style radiator with integral towel rail, vinyl flooring, extractor fan and spotlights.

Bedroom Two
5.02m x 3.39m (16'6" x 11'1")
With two Velux style windows, radiator, access to eaves storage.

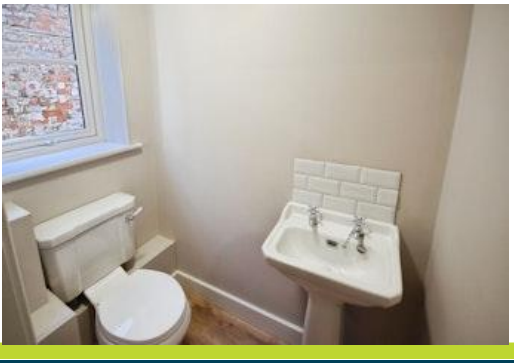
Bedroom Three
5.02m x 3.4m (16'6" x 11'2")
With UPVC window to the rear aspect, two Velux style windows, access to eaves storage, radiator.

Bedroom Four
4.68m x 3.4m (15'5" x 11'2")
With Velux style window, access to eaves storage, radiator.

Family Bathroom
2.84m x 2.2m (9'4" x 7'2")
With Velux style window, low level WC, pedestal wash hand basin, panelled bath, separate large shower cubicle, Victorian style radiator with integral towel rail, vinyl flooring, extractor fan, spotlights.

Outside
The property is approached over a private road, there is a gravel car parking area and patio seating area.

Services
The electrical supply has been upgraded to 3 phase, so it is EV charging ready. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.



Location

Old Bolingbroke was once an important gateway to the Wolds from the Fens in the South. Old Bolingbroke is home to the remains of Bolingbroke Castle, which was built around 1220 by Randulph de Blundevill, Earl of Lincoln. In 1366 Henry of Bolingbroke was born here and later became Henry IV King of England. The castle is part of the estate of the Duchy of Lancaster, is managed locally by the Heritage Trust of Lincolnshire and is open to the public. Old Bolingbroke is a pretty village that benefits from wonderful Wolds countryside all around but is only four miles from the Market Town of Spilsby with supermarket, cafes, pubs, restaurants, shops, doctors, vets. The larger Market Town of Boston is 14 miles away and the City of Lincoln 29 miles away. You also benefit from only being 15 miles from the golden sandy beaches of the Lincolnshire coast. Living in an Area of Outstanding Natural Beauty (AONB) means you have access to lots of picturesque walks and nature reserves to enjoy our nature.

Directions

From Skegness take the A158 out of town. At Gunby roundabout continue on the A158 towards Spilsby. At Partney roundabout turn left onto the A16 towards Spilsby and Boston. At the cross roads (Spilsby off to the left) turn right into Hundleby onto the B1195. Follow this for approximately 2 miles and then take the left hand turning signposted for Old Bolingbroke onto Spilsby Hill. Follow this road all the way down the hill into the village and the property is off to the right hand side down a private road opposite the Church, adjacent to Elm House.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Material Information Data

Council Tax Band; Not banded
Property type; House
Property Construction; Standard Construction
Energy Performance rating; B
Electricity supply' Mains electricity
Solar Panels; No
Other electricity sources; No
Water supply; Mains water supply
Sewerage; Mains
Heating; Electricity-powered central heating is installed
Heating features; Double glazing, underfloor heating and air sources heat pump
Broadband; None
Parking; Driveway, off street and private
Building safety issues; No

Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: no
Non-coal mining area: No
Long-term area flood risk: no
Historical flooding: no
Flood defences: none
Coastal erosion risk: no
Planning permission issues: no
Accessibility and adaptations: Ramped Access
Coal mining area: no

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111. https//www.e-lindsey.gov.uk/

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website https://www.lovelle.co.uk/privacy-policy/ and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

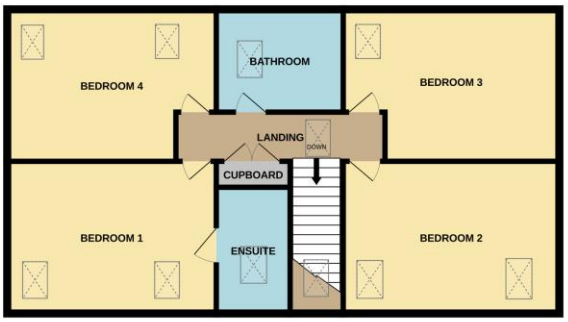
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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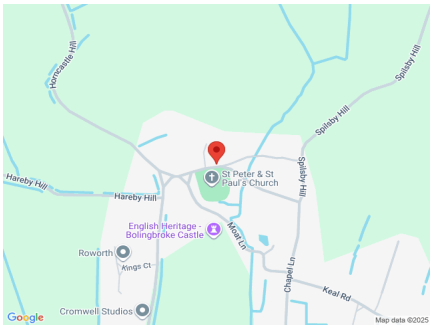

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The Property Ombudsman