



Kontiki
Back Lane, Wood Enderby, Boston, Lincolnshire. PE22 7PE

BELL



Kontiki

Back Lane, Wood Enderby

Kontiki is an excellently presented, spacious, detached bungalow located to a quiet position in the popular village of Wood Enderby. The property enjoys flowing accommodation, with a dual aspect lounge to the rear, leading to the conservatory then dining kitchen. This continues to side lobby with useful utility, cloakroom and internal access to the garage. The property continues with three large, double bedrooms: a master with en suite and built in wardrobes; second, double, bedroom with similar wardrobing and equally generous third. Complete with a family bath and shower room, and study, Kontiki is versatile to suit a range of potential purchasers.

Set to an East-West orientation, the property enjoys sun across the front lawn in the morning, and to the large, secured, rear garden from midday onwards; laid out with a large lawn with mature fruit trees, paved patio seating and a timber shed/studio with power and heating. A wide driveway provides parking and leads to the double garage, while further parking – behind vehicle gates – suitable for a motorhome is in place down the side.

Wood Enderby is within two miles of the well serviced village of Mareham Le Fen, whilst the larger market town of Horncastle and its full range of services and amenities, including schools, doctors surgery and supermarkets, lies approximately four miles away. A wealth of countryside walks emanate from the village.





ACCOMMODATION

Hallway having uPVC double glazed obscure front entrance door with full height windows alongside, wood effect flooring, loft access hatch, ceiling lights and power points. Doors to accommodation including;

Bedroom 1 having uPVC double glazed window to front aspect; doors to triple built in wardrobe space, carpeted floor, radiator, ceiling light, TV point and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to front aspect; corner shower cubicle with monsoon and regular heads over, wash hand basin to storage unit and low level WC. Tiles to walls and floor, heated towel rail and ceiling light.

Bedroom 2 having uPVC double glazed window to side aspect; doors to triple built in wardrobe space, carpeted floor, loft access hatch, radiator, ceiling lights and power points.

Bedroom 3 with uPVC double glazed windows to side and rear aspects; carpeted floor, loft access hatch, radiator, ceiling lights and power points.

Lounge having uPVC double glazed window to side, French doors to rear aspect; carpeted floor, radiators, TV point, ceiling lights and power points. uPVC double glazed French doors to side, to:

Conservatory having uPVC double glazed windows to sides and rear, French doors to rear aspect; wood effect flooring and power points. uPVC double glazed French doors to rear, to kitchen:

Family Bathroom having uPVC double glazed obscure window to side aspect; panel bath, Corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiles to half height to walls, and to floor, heated towel rail and ceiling lights.

Dining Kitchen having uPVC double glazed windows and French doors to conservatory to rear; an excellent range of wood fronted storage units to base and wall levels including glazed shelving, 1 1/2 bowl sink and drainer to roll edge worktop with Space and connections for upright fridge and freezer, integrated dishwasher, Neff oven and grill, whirlpool induction plate beneath extractor canopy. Tile effect flooring, radiators, spot lights to ceiling and light over dining space. Door to side lobby, with doors to utility, garage and to:





Cloakroom with uPVC double glazed obscure window to rear aspect; low level WC, pedestal wash hand basin, heated towel rail, tile effect flooring, automatic spot lights to ceiling.

Utility having uPVC double glazed patio door and window to rear aspect; storage units to base and wall levels, sink and drainer to roll edge worktop with Space and connections for under counter washing machine and dryer. Tile effect flooring, radiator and ceiling spotlights.

Study with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front, up a wide, brick paved driveway leading to the **Double Garage** with up and over door to front, ceiling lights and power points. Oil fired floor standing Grant boiler. Door to side lobby.

The front is laid to lawn with hedged boundaries. Vehicles gates lead from the side to a slate-chipped, secure parking space ideal for a motorhome or similar, with path continuing to the rear patio, spanning the width of the property and leading down each side, providing sun-kissed seating areas. The garden is predominately laid to lawn with a path snaking down to the Timber framed Shed / Studio with power, lights and heating connected, and decked seating space to the front.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: tbc

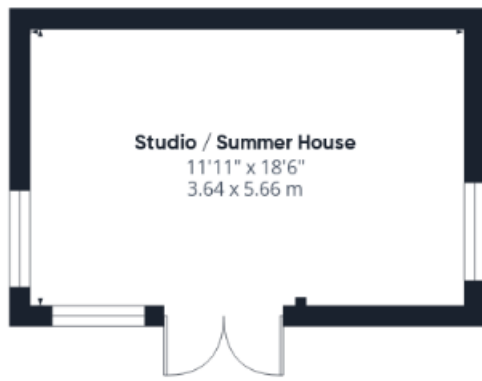
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
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Brochure prepared 12.3.2026







Approximate total area⁽¹⁾

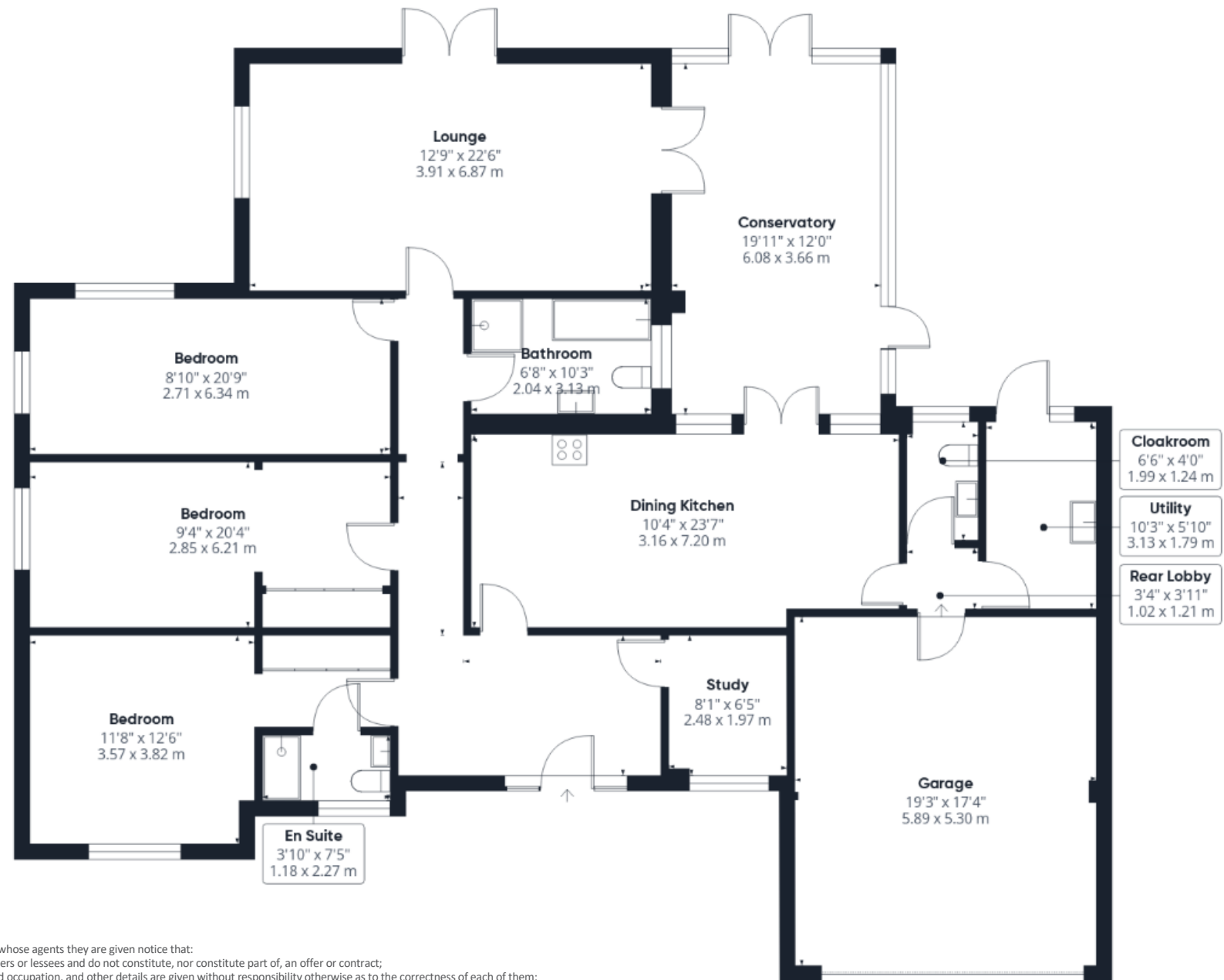
2337 ft²

217.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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