



Mayfield

Main Street, Kirkby On Bain, Lincolnshire LN10 6YT

£195,000

BELL

ROBERT BELL & COMPANY





# Mayfield

## Kirkby On Bain, Lincolnshire LN10 6YT

Lincoln – 22 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 16 miles

Woodhall Spa – 3 miles

(Distances are approximate)

Pleasantly situated within the pretty village of Kirkby on Bain stands this three-bedroom detached bungalow providing two reception rooms and kitchen open plan with dining room. The property is set well back from the minor passing road with front and rear gardens and ample off-street parking for many vehicles. The village has a traditional public house, primary school and many attractive countryside walks close by. Please Note. The property is a mixture of non-conventional and traditional construction and is in need of some updating. A viewing of this property is highly recommended to fully appreciate the setting and potential on offer.



### Accommodation

Entrance into the property is gained through a uPVC door leading into:

### Entrance Lobby

With tiled flooring, radiator and door to:

### Dining Room 10' 4" x 9' 3" (3.15m x 2.82m)

With coved ceiling, radiator, power points door to garden and archway to:





#### **Kitchen** 10' 5" x 10' 3" (3.17m x 3.12m)

With side aspect and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot-in electric cooker, wall mounted cupboards above, coved ceiling, power points and door to inner hall.

#### **Garden Room** 9' 7" x 7' 11" (2.92m x 2.41m)

Overlooking the rear garden and having wood effect flooring, power points and uPVC patio doors to garden.

#### **Inner Hall**

With built-in cloaks cupboard, access to roof space and door to:

#### **Living Room** 20' 0" x 10' 5" (6.09m x 3.17m)

A dual aspect room having gas coal effect fire, wood effect flooring, radiator and power points.

#### **Bedroom 1** 11' 11" x 10' 4" (3.63m x 3.15m)

With side aspect and having fitted wardrobes, coved ceiling, radiator and power points.

#### **Bedroom 2** 12' 0" x 10' 5" (3.65m x 3.17m)

With views over the front garden and having fitted wardrobes, radiator and power points.

#### **Bedroom 3** 11' 7" x 10' 4" (3.53m x 3.15m)

With rear aspect and having a radiator and power points.

#### **Bathroom**

With a suite comprising shower cubicle, bidet, pedestal wash hand basin and a low-level WC.

#### **Separate WC**

With a low-level WC.

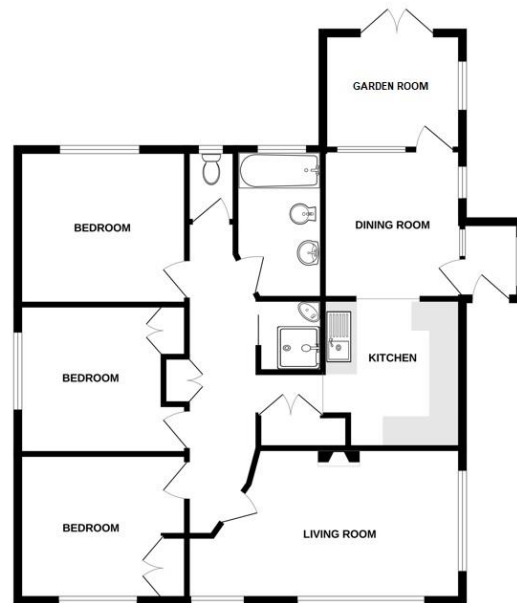
#### **Outside**

The property is approached over a gravelled driveway providing ample parking for several vehicles. The front and rear gardens are laid to lawn and a wide variety of shrubs.





GROUND FLOOR  
1024 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error. The plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metrepro 12/2024

### Further Information

All mains services. Gas central heating. UPVC double glazing.

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = B

EPC RATING = F

**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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



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