



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

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IN HORNCASTLE



Gold Trusted
Service Award

2023

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Boothby Lodge
Gunby Road, Orby, Spilsby. PE23 5SW



Boothby Lodge, Orby

NO ONWARD CHAIN! Boothby Lodge is a substantial four bedroom family home, occupying a significant 1.77 acre (sts) plot with large garden to the rear, long front approach and paddock. The property occupies a private position, set back from the road, extending over 2300 sq ft (plus conservatory) and large detached garage. A scheme of refurbishment is required.

Internal accommodation comprises: living room, kitchen open to dining room, utility / rear lobby, W/C and office / bedroom to ground floor; three bedrooms (one with en-suite) plus family bathroom to the first.

ACCOMMODATION

Entrance Porch with wood front entrance door and uPVC double glazed windows to front and side aspects; wood flooring and ceiling light. Open doorway to:

Central Hallway with feature spindle and balustrade carpeted staircase to centre, wood flooring, wall lights and power points. Doors to further ground floor accommodation including;

Living Room having uPVC double glazed bay window to front, windows to side, French doors to rear aspect; showpiece fireplace with polished stone surround and marble effect mantle, feature detailed cornices and ceiling roses, carpeted floor, radiator, TV point, ceiling lights and power points.

Bedroom / Office with uPVC double glazed window to rear aspect; carpeted floor, radiator, telephone point, ceiling light and power points.





Cloakroom with uPVC obscure double glazed window to rear aspect; low level WC, pedestal wash hand basin, tiled to half height to walls, wood flooring, radiator and ceiling light.

Kitchen having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels plus full height stores, 1 ½ bowl sink and drainer inset to roll edge worktop, further worktop opposite with breakfast bar, oven and four ring hob, beneath extractor canopy. Tiled flooring, ceiling lights and power points. Door to conservatory and open archway to:

Dining Room with uPVC double glazed bay window to front aspect; carpeted floor, radiator, ceiling light and power points.

Rear Lobby with uPVC double glazed patio door to rear aspect; tiled floor, space and connections for washing machine, shelving to walls, ceiling light and power points.

First Floor

Gallery Landing with uPVC double glazed octagonal window to front aspect; ornate style recessed corner shelving, carpeted floor, wall lights and power points. Doors to first floor accommodation.

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

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

Bathroom having uPVC obscure double glazed window to rear aspect; corner bath, shower cubicle with electric shower over, wash hand basin inset to vanity unit and low level WC. Tiles to walls, radiator, ceiling and wall lights.

Bedroom with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and power points.





En Suite Shower Room having uPVC double glazed window to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC, Tiles to half height to walls, wood effect flooring and ceiling light.

OUTSIDE

The property occupies grounds totaling approx. 1.77 acres (sts), including formal gardens with gated entrance to the front, with gravel driveway approach continuing down the side to the spacious **Double Garage** (approx 13 m x 6.5 m).

To the rear stands a large patio area; with lawned gardens and paddock extending out to the rear. With trees and mature hedging to the boundaries, the property and grounds are in an entirely private position, set back from the road.

East Lindsey District Council – Tax band: F

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...

Old Bank Chambers, Horncastle. LN9 5HY.

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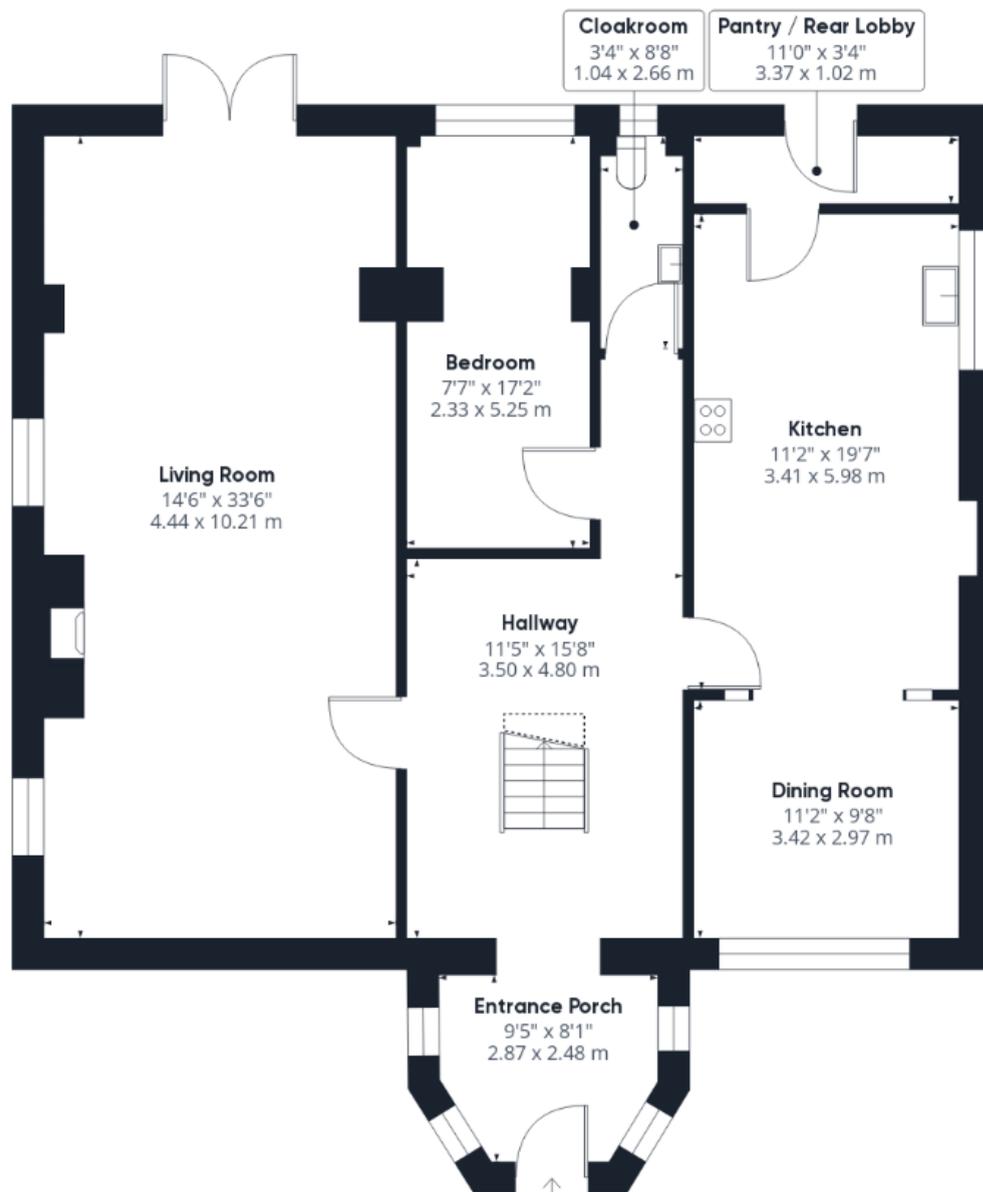


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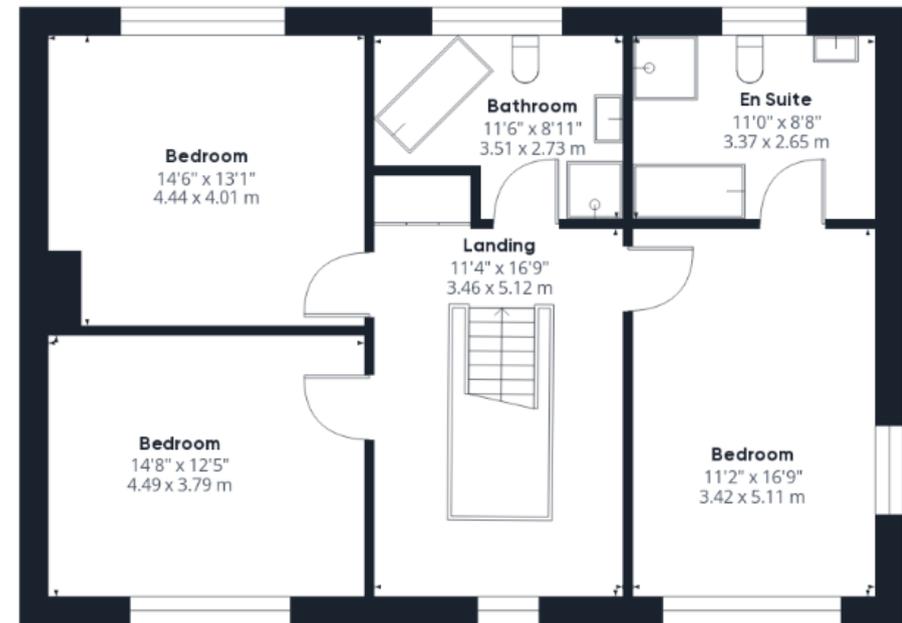
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Conservatory



☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



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