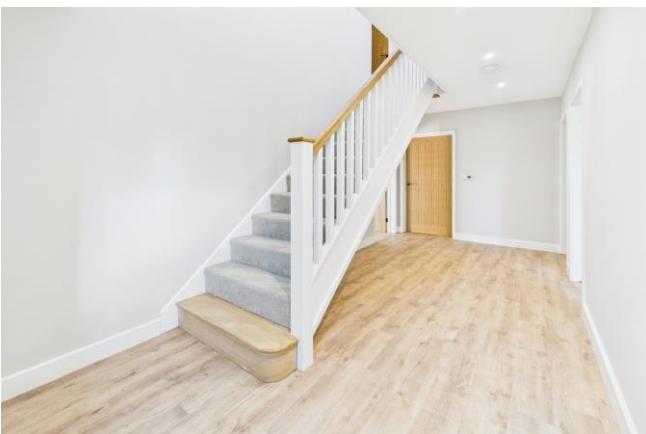




Coach House
Church Road, Old Bolingbroke, Spilsby. PE23 4HF

BELL



Coach House Old Bolingbroke

Coach House is a newly built, spacious, four-bedroom detached property with attractive open-plan living/dining/kitchen; excellently appointed throughout. A separate lounge; utility, cloakroom and versatile snug/study complete the ground floor – ensuring flexibility to suit a range of requirements.

The first floor is laid out with four bedrooms, including master with en suite, and family bathroom. Occupying a quiet position in the historic village of Old Bolingbroke, the property offers dedicated parking, store and patio garden space and boasts an air source heat system, with underfloor heating to the ground floor.

Home to the ruins of Bolingbroke Castle, birthplace of King Henry IV, Old Bolingbroke sits in a picturesque valley between surrounding hills offering beautiful countryside walks. The well serviced market town of Spilsby lies three miles away, with the larger towns of Horncastle, Boston and Skegness all within convenient distance.

ACCOMMODATION

Hallway with wood double glazed front entrance door, wood effect flooring, carpeted staircase with oak balustrade and spindles, ceiling lights and power points. Doors to ground floor accommodation including:

Living / Dining / Kitchen having wood double glazed full height windows to front, patio doors to side aspect; an excellent range of units to base and wall levels including glazed shelves, and corner full height pantry cupboard, 1 1/2 bowl sink and drainer to roll edge worktop, Lamona oven and grill, induction hob, integrated fridge, freezer, dishwasher. Wood effect flooring, TV point, feature lights over island and ceiling lights and power points.



Utility having storage units to base and wall levels, sink and drainer to wood effect worktop with Space and connections beneath for washing machine and dryer. Wood effect flooring, built in cupboard housing the water cylinder, ceiling lights and power points. Wood double glazed door to rear. Door to:

Cloakroom with wood double glazed window to rear aspect; low level WC, pedestal wash hand basin, wood effect flooring and ceiling light.

First Floor - Landing having skylight to front and rear; carpeted floor, built in airing cupboard with radiator, ceiling lights, radiators, loft access hatch. Doors to first floor accommodation.

Master Bedroom having skylights to ceiling; wood double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room with skylight to ceiling, Shower cubicle with wood style board surround, monsoon and regular heads over, pedestal wash hand basin and low level WC. Tile effect flooring, heated towel rail to radiator and ceiling lights.

Bedroom having skylights to ceiling; wood double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bathroom having skylight to rear, bath, shower cubicle with wood style board surround, monsoon and regular heads over, pedestal wash hand basin and low level WC. Tile effect flooring, heated towel rail and ceiling lights.

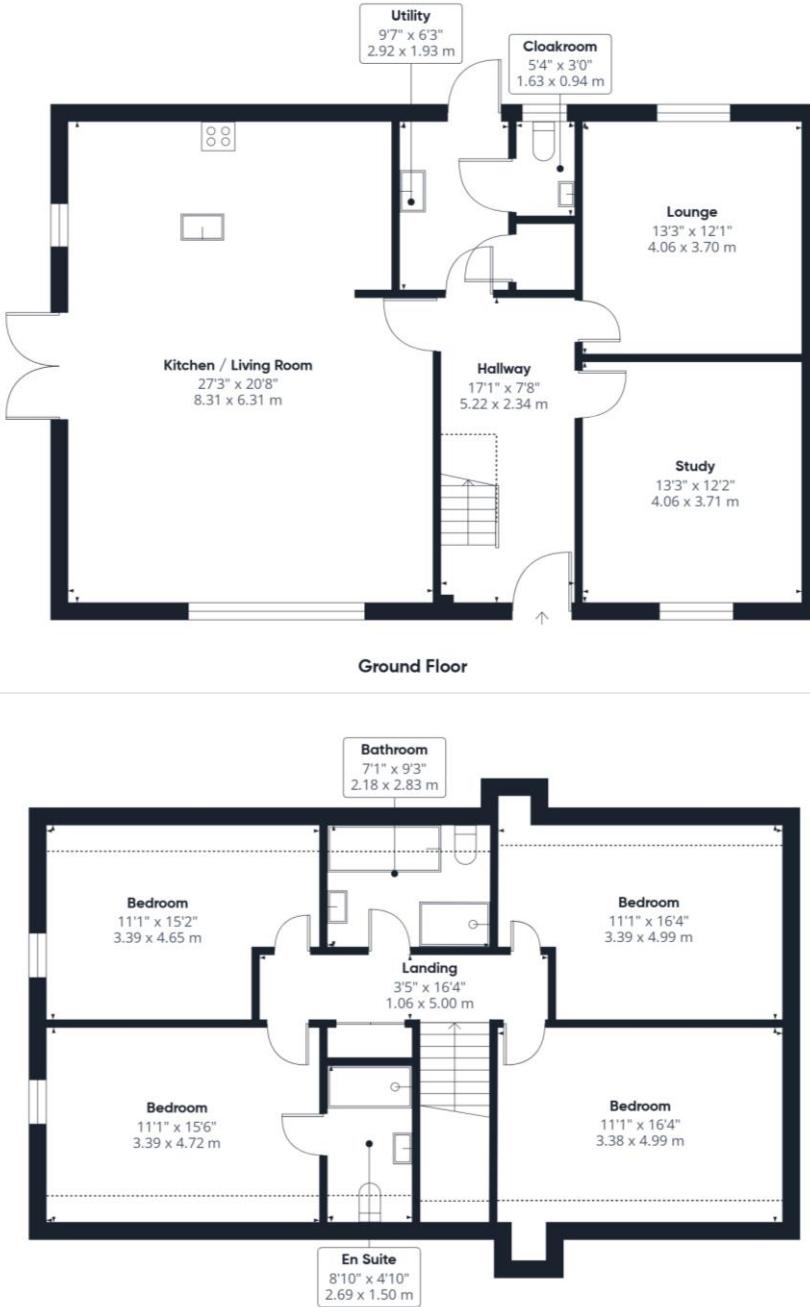
Bedroom with skylight to rear; carpeted floor, radiator, ceiling light and power points.

Bedroom with skylights to front; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached off Church Road and up a shared access, leading to the side gravelled parking space and a paved patio seating area, contained by hedging.





DISCLAIMER
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- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;

- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.

- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

East Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING (SAP)

Electric heating

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.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 10.10.2025



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