

Village & Country



8 Kings Court, Old Bolingbroke

A large and immaculately presented four bedroom detached family home in the much sought after and attractive Lincolnshire Wolds village of Old Bolingbroke, being a designated 'Area of Outstanding Natural Beauty'. The property boasts views across open countryside and is situated on a small residential cul de sac of similar type properties close to the ruins of Bolingbroke Castle, which dates back to the 13th Century and is famous as the birthplace of Henry IV.

The property has been finished to a very high standard throughout by current owners Mr & Mrs Shinn of well respected local builders Bell & Shinn and offers contemporary living in an attractive rural village location.

The internal accommodation comprises: entrance hall, sitting room, dining room, modern fitted kitchen, study, utility room and separate wc to the ground floor. With four bedrooms (with en suite shower room to the master) and a family bathroom to the first floor. Outside: there is a detached double garage with block paved parking area in front and good sized rear garden overlooking open fields.

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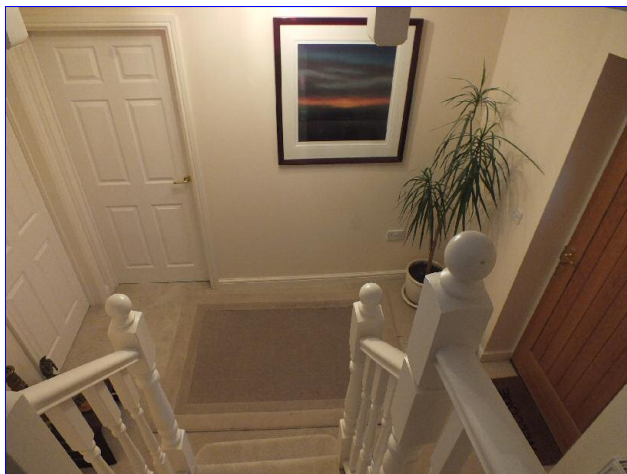
Website: www.robert-bell.org

Accommodation

Entered via a hardwood entrance door with leaded light into the:

Reception Hall

Being roughly square with a wooden balustrade staircase leading up to the first floor landing and having a built-in storage closet beneath. Wood panelled doors lead off the sitting room, dining room and study. Also having double radiator, ceiling coving, multiple power points and wooden skirting boards.



Reception hall

Study 13' x 8' 06 (3.97m x 2.60m)

Having a Georgian style double glazed window to front aspect with double radiator below, ceiling coving, multiple power points, wooden skirting boards and feature papered wall to one end.

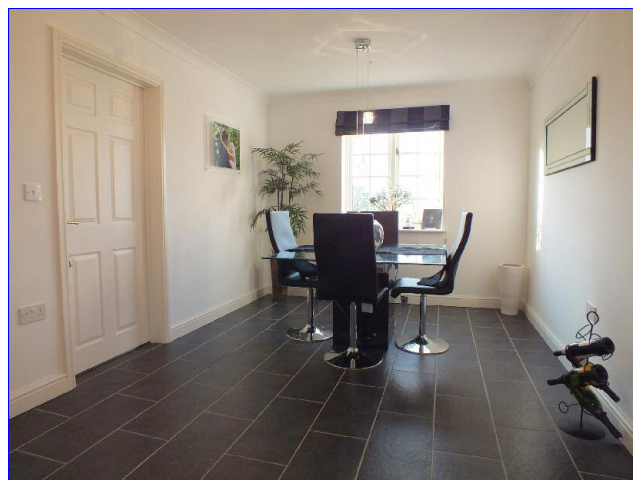


Sitting room

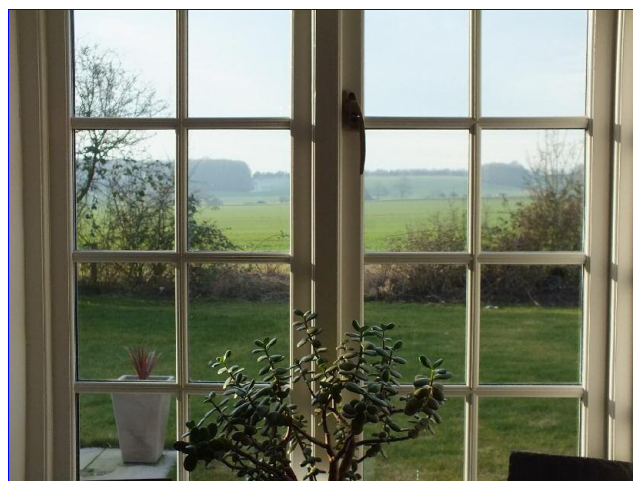
Sitting Room 20' 08 x 11' 11 (6.31m x 3.66m)

Having a Georgian style double glazed window to front aspect and double glazed patio doors opening out onto the rear garden patio, with

views across open fields. Multi fuel burner inset to a stone hearth and feature brick surround, double radiator, ceiling coving, multiple power points and wooden skirting boards. A second wood panelled doors leads into the:



Dining room



View from dining room window

Dining Room 12' 11 x 10' 03 (3.95m x 3.14m)

Having a Georgian style double glazed window to rear garden aspect, ceramic tiled floor, double radiator, ceiling coving, multiple power points, wooden skirting boards and wood panelled door leading back to the entrance hall and an open archway into the:

Kitchen 15' 03 x 9' 10 (4.67m x 3.02m)

Having a modern fitted kitchen with built-in cupboards to both base and wall levels, one and a half stainless steel sink plus drainer inset to work surface and splashback wall tiling. Built-in breakfast bar, integrated Hotpoint double electric oven and grill, Hotpoint 4 ring electric hob with fitted extractor hood over, dishwasher and space and connection for a large US style fridge

freezer. Also with ceramic tiled floor continued from dining room, double radiator, ceiling coving, inset ceiling lights, Georgian style double glazed window to driveway aspect, multiple power points and wooden skirting boards.



Kitchen

A wood panelled door leads into the:

Utility Room 9' 08 x 5' 01 (2.96m x 1.56m)

Having a selection of fitted units to both base and wall levels, stainless steel sink plus drainer inset to granite effect work surface, space and connection for washing machine and tumble dryer. Also having ceramic tiled floor continued from kitchen, multiple power points, double glazed door to driveway aspect, window to rear garden aspect and wood panelled door into the:

WC

Having low level wc and corner wash hand basin, half height wall tiling, radiator, ceramic tiled floor continued from utility, access to loft space and obscure window to rear garden aspect,

First Floor Landing

Stairs lead up from the reception hall to the galleried landing. Having window to front aspect with double radiator below, ceiling coving, multiple power points and wooden skirting boards. Wood panelled doors lead off to:

Bedroom One 12' x 10' 11 (3.66m x 3.33m)

Having window to rear garden aspect with open field view, built-in double wardrobe, radiator, ceiling coving, multiple power points and bracket for a wall mounted television.



Bedroom one

A wood panelled door leads into the:

En-Suite Shower Room

Having 3 piece suite comprising large shower cubicle to one end with sliding door, pedestal wash hand basin and low level wc. Also having full floor and wall tiling, heated towel rail, underfloor heating, extractor fan unit and feature mirror with built-in lighting and infra red sensor.



Bedroom two

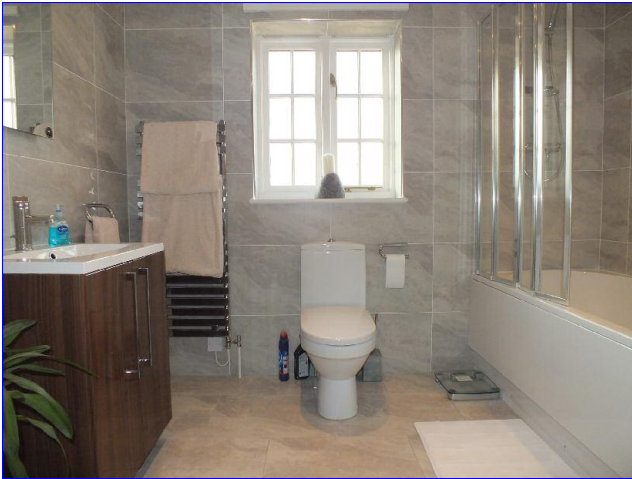
Bedroom Two 11' x 9' 04 (3.37m x 2.86m)

Having window to rear garden aspect, radiator, ceiling coving, multiple power points and wooden skirting boards.

Family Bathroom

Having 3 piece suite comprising panelled bath with shower over and bi-folding shower screen, vanity unit wash hand basin and low level wc. Also having built-in linen cupboard, full floor and wall tiling, heated towel rail, underfloor heating, extractor fan unit, inset ceiling lights

and feature mirror with integral lighting and infra red control.



Bathroom

Bedroom Three 14' 05 x 7' 10 (4.40m x 2.41m)
Main reducing to 7' 10 (2.41m)

Having window to front aspect, radiator, ceiling coving, multiple power points and wooden skirting boards.

Bedroom Four 8' 04 x 8' (2.56m x 2.44m)

Having window to front aspect, radiator, ceiling coving, multiple power points and wooden skirting boards.

Outside

Situated on a small development of similar large 4 bedroom family / executive homes in the much sought after Wolds village of Old Bolingbroke.

The property is approached over a large part gravelled part block paved driveway leading to the **detached double garage** 14' 11 x 14' 11 (4.55m x 4.55m) being built in brick under a pitched slate roof and having 2 electric steel up and over entrance doors.

The property benefits from a formal lawned garden area to the front and a private lawned garden to the rear with beautiful views over open countryside. The rear garden further benefits from a large stone slabbed patio area and fenced side boundaries with stone slabbed pathways leading from the front entrance door to the rear garden. There is also a concrete hard standing suitable for a kennel or garden shed etc.



Double garage



Rear elevation



Rear garden

Utilities: Mains water, electricity and drainage with oil fired central heating and underfloor heating to en-suite and family bathroom. Council tax band D.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally 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 areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

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.

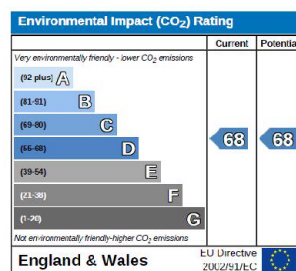
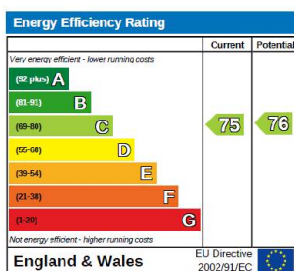
Viewing: By appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY.
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ENERGY PERFORMANCE

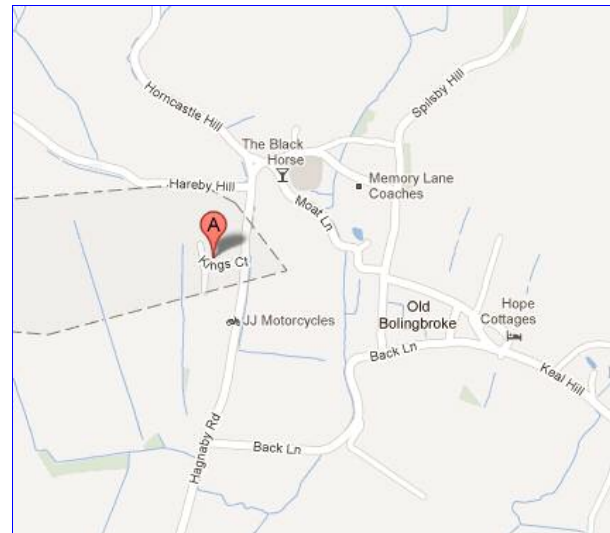
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

LOCATION MAP



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Open countryside views

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