



Rosedale House
1A Kings Court, Old Bolingbroke. PE23 4HR

BELL



Rosedale House

1A Kings Court, Old Bolingbroke



Rosedale House is a substantial, modern family home; laid out to an L-shaped configuration ensuring privacy, security; parking space to the front and garden areas to the side and rear. Boasting attractive, contemporary living spaces: namely an impressive dining kitchen (with adjacent utility) and large sitting room to the rear, leading through to a versatile study / snug / family room. The first floor provides four bedrooms (two with en suites) and a family bathroom, all emanating from the wide gallery landing. The property is complete with garage, driveway and further parking to the side.

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

Entered to front through wood effect double glazed obscure door to ...

Entrance Hallway - with uPVC triple glazed window to front, lights to ceiling, wood effect flooring. Underfloor heating, as continues throughout the ground floor. Wood door to cloakroom, carpeted stairs to first floor. Wood doors to kitchen and

Sitting Room - with uPVC double glazed window to side, bifold doors to rear. Lights to ceiling and wall, cylindrical Contura wood burning stove to polished granite stand. Tv point, multiple power points, carpet. Wood door to



Study - with uPVC double glazed windows to front and side, light to ceiling. Multiple power points, carpet, tv point.

Kitchen - with uPVC double glazed window to front and side, shaws classic double sink to wood worktop, storage units to base and wall levels, island with further units and breakfast bar. Belling cooker and hob beneath extractor canopy, integrated dishwasher, tiled flooring. uPVC double glazed bifold doors to rear patio, wood door to...

Utility - with uPVC double glazed windows to rear, obscure patio door to rear. Light to ceiling, storage units to base and wall levels, space and connections for upright American style fridge-freezer, under counter washing machine and dryer. Sink to wood worktop with drainage furrows, tiled flooring.

Cloakroom - with light to ceiling, low level W/C, hand wash basin. Wood effect flooring.

First Floor Landing - with uPVC double glazed windows to front, lights to ceiling. Radiator, wood doors to storage space, carpet. Wood doors to first floor accommodation including

Bedroom - with uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points, wood doors to built in wardrobe storage space.

Bedroom Two - with uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points. Wood door to

En Suite Shower Room - with uPVC double glazed obscure window to side, light to ceiling. Low level W/C, pedestal sink, shower cubicle with monsoon and regular heads over, heated towel rail, tiled surround. Tiles to half height to walls, and floor.

Master Bedroom - with uPVC double glazed windows to sides, light to ceiling. Twin wardrobe storage units and central drawers to wall, radiator, carpet, multiple power points. Wood door to



En Suite Shower Room - with uPVC double glazed obscure window to side, lights to ceiling. Low level W/C, pedestal sink, shower cubicle with monsoon and regular heads over. Tiles to walls and floor, heated towel rail.

Family Bathroom - with uPVC double glazed obscure window to front, lights to ceiling. Low level W/C, pedestal sink, panel bath with monsoon and regular shower heads over. Heated towel rail, towels to walls and floor.

Bedroom - with uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

OUTSIDE

The property is situated to the end of a cul de sac, leading off the no-through road Kings Court. Three properties sit roughly parallel on the southern edge of the development, with gravelled access leading to the wide brick paved driveway. From there enters the single **Garage**, with up and over door, light and power, gravelled parking space continues down the side – perfect for a motorhome or similar, with vehicle gate accessing lawned space to the rear.

The garden wraps around the side and back of the property, secured to ensure a child and pet friendly space. Set with flowers thoughtfully laid out to offer perpetual colour, the garden faces South to the rear, enjoyed from the slightly raised paved patio that spans the back of the property and leads off the bifold doors. With further patio seating space, the garden is complete with vegetable boxes, composting space; hot tub and potting shed, available subject to negotiation.

East Lindsey District Council – Tax band: tbc

ENERGY PERFORMANCE RATING: tbc

Oil fired heating, underfloor heating to the ground floor.

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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PHOTOGRAPHS &
FLOORPLAN
PROVIDED BY
VENDOR

TAKEN 2023

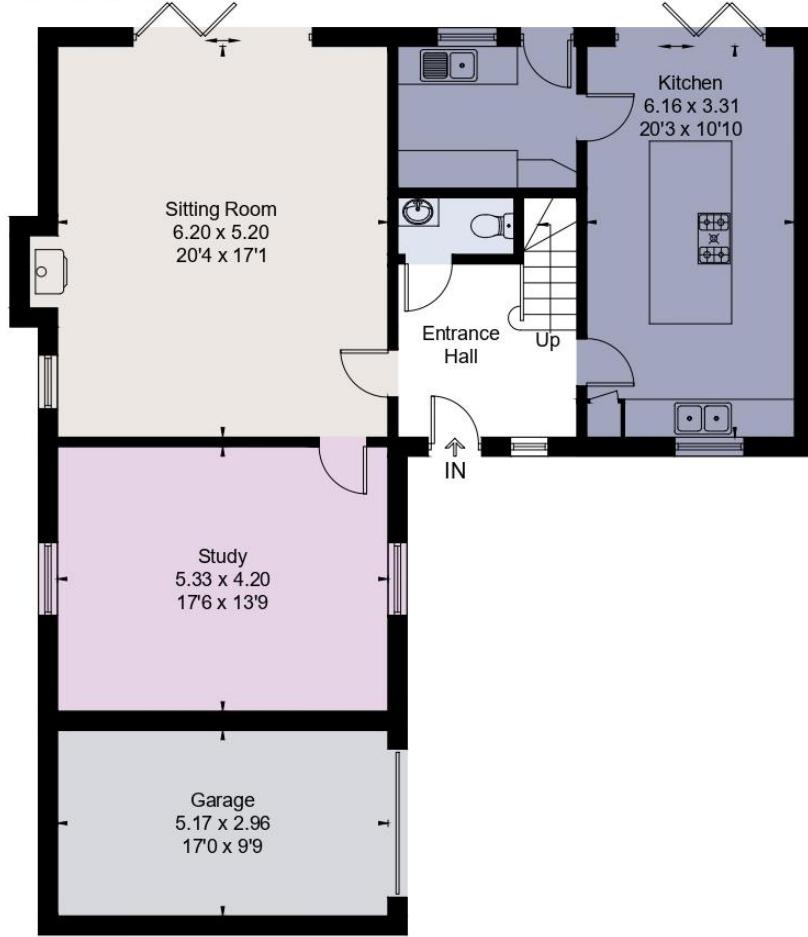
Approximate Area = 190.4 sq m / 2049 sq ft

Garage = 15.3 sq m / 165 sq ft

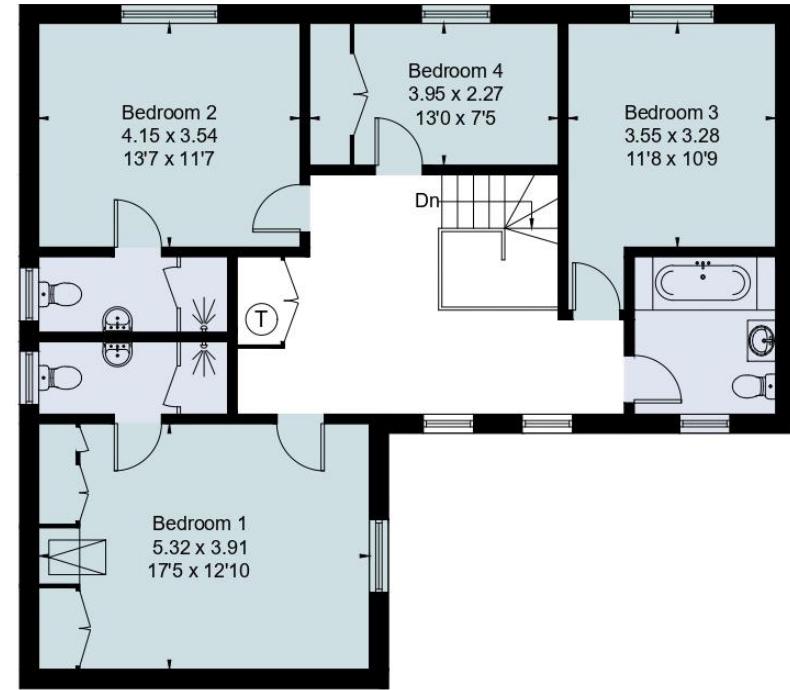
Total = 205.7 sq m / 2214 sq ft

For identification only. Not to scale.

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Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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