



***The Lodge,
Old Bolingbroke, PE23 4HH
Asking Price Of £370,000***



- Charming Character Detached Residence
- Prime Central Village Location
- 2 Reception Rooms, Large Kitchen
- 3 Bedrooms, 2 Bath/Shower Rooms
- Double Garage & Store Shed
- Convenient Sized Gardens

Walters offer to the market this delightful, charming, detached three bedroom character family residence, situated in the centre of this much sought after historic Wolds Village, next to the ruins of Old Bolingbroke Castle. The property is set within convenient sized gardens with large double garage and store shed, with ample off-road parking available.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





FRONT ENTRANCE LOBBY & HALL With telephone point and staircase to the first floor.

SITTING ROOM 14' 8" x 12' 2" (4.47m x 3.71m) Having Minster stone open fireplace and hearth, feature bay window, recess wall shelving and TV point.

LIVING ROOM 13' 9" x 12' 2" (4.19m x 3.71m) Having feature brick fireplace and raised tiled hearth housing the cast iron log burner (heats the four radiators and hot water), feature bay window.

DINING KITCHEN 17' 5" x 11' 4" (5.31m x 3.45m) Having stainless steel 2½ bowl sink unit with mixer taps and range of base cupboards and drawers under worktops and range of further storage cupboards. Free standing electric cooker with double oven and grill and four ring ceramic hob over. Part-tiled walls.

REAR ENTRANCE HALL With tiled floor and entrance door.

SHOWER ROOM 7' 7" x 7' 1" (2.31m x 2.16m) off, having tiled corner shower cubicle with electric shower unit, pedestal hand basin and low level WC. Tiled floor, worktops with space and plumbing under for washing machine and further storage area.

FIRST FLOOR LANDING With radiator, off which are:

BEDROOM ONE 14' 3" x 12' 2" (4.34m x 3.71m) Having two fitted single wardrobes, secondary double glazed window overlooking the gardens and towards the ruins of the castle.

BEDROOM TWO 12' 7" x 12' 4" (3.84m x 3.76m) Having secondary double glazed window and views over the gardens and towards the castle ruins, double radiator, built-in storage cupboard housing the hot water tank with immersion heater fitted.

BEDROOM THREE 11' 7" x 8' 9" (3.53m x 2.67m) With corner wardrobe, secondary double glazed window and radiator.

BATHROOM 8' 0" x 8' 0" (2.44m x 2.44m) Having enclosed bath with electric shower over, pedestal hand basin and low level WC. Part-tiled walls, radiator, shaver point, built-in fitted storage cupboard and access to the roof void.

OUTSIDE - GARAGE BLOCK 22' 3" x 17' 8" (6.78m x 5.38m) Having two up-and-over doors.

ATTACHED STORE SHED 10' 7" x 10' 5" (3.23m x 3.18m)

THE GARDENS The property is approached over a part block paved driveway, providing ample parking space and the property is set within mature grounds on a corner plot backing onto the ruins of the castle. To the other side of the property is an open WOOD STORE SHED.

Please note: Part of the gardens shown in the photographs has been gifted to Heritage Lincolnshire who also own the grounds of the ruined castle. This is shown in the plan. If there are any questions please contact the selling agents.

OUTGOINGS - The property is situated within the East Lindsey District Council and we understand is in Property Band D.

FIXTURES AND FITTINGS - All those detailed are included in the sale.

POSSESSION - Vacant possession will be given on completion.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



Ground Floor



First Floor



Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

