



***10 Kings Court,  
Old Bolingbroke, PE23 4HR  
Asking Price of £475,000***



- Immaculately Presented Family Home
- 3 Reception Rooms, Conservatory
- 4 Double Bedrooms (1 en-suite)
- Large Double Garage
- Extensive and Private, Colourful Gardens
- Stunning Location with Open Aspect to the Rear

Walters offer to the market this immaculately presented detached four bedroom family home situated in an enviable and quiet end of cul-de-sac location off Kings Court. The property is set within delightful and colourful, extensive private gardens with some stunning rural views to the rear and approached through a gated driveway with adjacent double garage and parking for several vehicles, including motor home/caravan, and is located within this much sought after Wolds village.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

[www.waltersstateagents.co.uk](http://www.waltersstateagents.co.uk)





The property itself has undergone a full range of updating, including high quality uPVC windows together with front composite door and uPVC rear stable door, all fitted by Reflections of Spilsby. Refurbished bathroom, en-suite and downstairs toilet, quality newly fitted carpets (approx 12 months ago), and has an oil fired central heating system. The Agent's fully recommend a viewing of this property. The accommodation briefly comprises :

**RECEPTION HALL** Having return staircase to the first floor with under stairs storage cupboard, radiator, laminate flooring.

**CLOAKROOM** Having part-tiled walls, low level WC, hand basin, laminate flooring and heated towel rail.

**LOUNGE** 18' 9" x 10' 7" (5.72m x 3.23m) Having (to one corner) a cast iron log burner on a raised hearth, two radiators, wall lights, TV aerial point, views to both the front and rear gardens and with open access to:

**DINING ROOM** 11' 0" x 10' 7" (3.35m x 3.23m) With uPVC sealed double glazed double doors to:

**CONSERVATORY** 12' 8" x 12' 4" (3.86m x 3.76m) Installed by James Oliver Conservatories of Lincoln, being part-brick with uPVC sealed double glazed windows and double doors overlooking

the unobstructed tranquil views of the countryside and garden, radiator, ceiling fan light, window and door blinds.

**OFFICE** 8' 9" x 7' 2" (2.67m x 2.18m) With radiator, telephone point and fitted book shelving to one wall.

**BREAKFAST KITCHEN** 16' 5" x 11' 3" (5m x 3.43m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Belling Range electric cooker with two ovens and separate grill, five ring ceramic hob with extractor fan and light over, integral fridge and freezer, integral dishwasher, laminate flooring, radiator and part-tiled walls.

**UTILITY ROOM** 11' 2" x 4' 7" (3.4m x 1.4m) Having stainless steel single drainer sink unit with two cupboards and drawers under with space and plumbing for washing machine, oil fired boiler, wall cupboards, radiator, laminate flooring, in-set ceiling lights and uPVC sealed double glazed stable door to the rear garden.

**FIRST FLOOR LANDING** With radiator and access to the roof void over a loft ladder, loft being part boarded with light.

**BEDROOM ONE** 11' 1" x 10' 9" (3.38m x 3.28m) (Plus access) Having range of built-in wardrobes with sliding doors, radiator.

**EN-SUITE SHOWER ROOM** With fully tiled shower cubicle with folding doors, pedestal hand basin and low level WC. Part-tiled walls, heated towel rail and extractor fan.

**BEDROOM TWO** 10' 8" x 10' 0" (3.25m x 3.05m) With radiator.

**BEDROOM THREE** 11' 2" x 8' 7" (3.4m x 2.62m) With radiator.

**BEDROOM FOUR** 10' 7" x 7' 4" (3.23m x 2.24m) (Plus access) Having radiator and access to eaves storage space being part-boarded and with light.

**BATHROOM** 7' 1" x 5' 8" (2.16m x 1.73m) Having free-standing bath with central taps, fully tiled shower cubicle with sliding door, vanity hand basin with double cupboard under and low level WC. Part-tiled walls, wall mirror, heated towel rail, extractor fan and shaver point.

**OUTSIDE - DOUBLE GARAGE** 19' 0" x 14' 3" (5.79m x 4.34m) Having two double wooden doors and with power and light connected.

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

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets.



## THE GARDENS

The property is set within extensive and private wrap-around beautiful gardens which are approached through double wrought iron gates over a gravel driveway and providing ample parking space. Mainly laid to lawns, they lead around to the side and rear of the property where there is a patio area, ideal for entertaining, and enjoying some superb views over adjoining countryside. There is a timber and felt garden STORE SHED, aluminum framed GREENHOUSE with small vegetable garden and a further timber and felt GAZEBO, all of which are included in the sale.



Floor plans are to show layout 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.

EPC graph to follow

**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.