

DEWY HOUSE CHURCH STREET OLD BOLINGBROKE PE23 4HF



A delightful spacious three bedroom semi detached house with double glazing and LPG central heating located in this popular historic village.

The accommodation includes entrance porch, living room, sitting room, inner hall, kitchen, pantry, lean to conservatory, dining room, landing, three bedrooms, bathroom, garage and mature cottage gardens.

£187,000

TURNER
EVANS
STEVENS
LIMITED

Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY

21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN

12 New land LN1 11 ID
T 01522 511665 F 511830

LOUTH

6 Cornmarket LN11 9PY
T 01507 601633 F 603917
also

1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE

16d Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS

32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY

34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA

2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA

10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

LINCOLNSHIRE'S LEADING ESTATE AGENCY GROUP

Registered in England 03710262

ACOMMODATION

ENTRANCE PORCH

BREAKFAST ROOM

13' 9" x 12' 2" (4.19m x 3.71m) With multi fuel stove in tiled alcove, central heating radiator, double glazed window and ceramic tiled floor.

SITTING ROOM

16' 0" x 13' 10" (4.87m x 4.21m) With tiled fire place and hearth, central heating radiator and double glazed window.

INNER HALL

With central heating radiator, built in cupboards, ceramic tiled floor and stairs off.

KITCHEN

8' 0" x 12' 1" (2.44m x 3.68m) With single drainer sink unit with cupboards under, laminate worktop and cupboards under, built in oven with separate hob and filter hood over, LPG central heating boiler, double glazed window and ceramic tiled floor.

WALK IN PANTRY

With worktop with cupboards under, fitted shelving and ceramic tiled floor.

LEAN TO CONSERVATORY

9' 7" x 5' 9" (2.92m x 1.75m) With plumbing for automatic washing machine.

DINING ROOM

12' 10" x 11' 8" (3.91m x 3.55m) With central heating radiator and double glazed window.

STAIRS TO LANDING

With full height built in cupboards and central heating radiator.

BEDROOM ONE

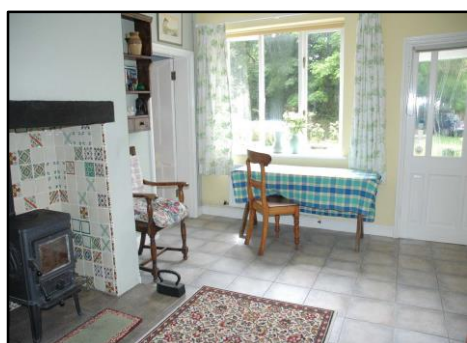
12' 11" x 11' 5" (3.93m x 3.48m) With central heating radiator and double glazed window.

PRINCIPAL BEROOM TWO

14' 8" x 15' 0" (4.47m x 4.57m) With central heating radiator and double glazed window.

BEDROOM THREE

13' 9" x 10' 4" (4.19m x 3.15m) With built in wardrobe with dresser unit, central heating radiator and double glazed window.



BATHROOM

With panelled bath with shower mixer taps, pedestal wash basin, low flush WC and linen cupboard.

FUEL STORE

WC

With low flush unit fitted.

GARAGE

28' 4" x 13' 9" (8.63m x 4.19m) Of timber clad construction on brick base with double timber doors and electricity supply.

POTTING SHED

Of timber clad construction.

GENERAL

This spacious property possesses cottage style gardens to the front and rear comprising lawns, borders, shrubs and ornamental trees.

LOCATION

This property is located in the historic village of Old Bolingbroke being the birthplace of Henry IV. The castle ruins are nearby. The active market town and shopping centre of Spilsby is approximately 4 miles. The coastal resort of Skegness is approximately 16 miles. Boston with rail links to main east coast routes is approximately 15 miles. The village is on the edge of the Lincolnshire Wolds much of which are designated an Area Of Outstanding Natural Beauty.

TENURE

The property is understood to be freehold

SERVICES

Mains electricity, water and drainage are all understood to be connected.

VIEWINGS

By appointment only with the agents office Spilsby on 01790 752 151.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2014



INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

MANAGEMENT & LETTING

We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

COMMERCIAL

We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

ARCHITECTURAL PLANNING

If you are extending for building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.


INTERNET

All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in or telephone our sales offices.

DISCLAIMER

Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Performance Certificate



Dewy House, Old Bolingbroke, SPILSBY, PE23 4HF

Dwelling type: Semi-detached house	Reference number: 0222-2844-7667-9924-1705
Date of assessment: 24 June 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 27 June 2014	Total floor area: 142 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 9,768
Over 3 years you could save	£ 4,410

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 213 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 10px; border-radius: 50%; width: 60px; margin: 0 auto;"> You could save £ 4,410 over 3 years </div>
Heating	£ 8,595 over 3 years	£ 4,575 over 3 years	
Hot Water	£ 870 over 3 years	£ 570 over 3 years	
Totals	£ 9,768	£ 5,358	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	20	59	(81-91) B
(69-80) C			(55-68) D
(39-54) E			(21-38) F
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,471	✓
2 Floor insulation	£800 - £1,200	£ 585	✓
3 Low energy lighting for all fixed outlets	£25	£ 51	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

