

8 KINGS COURT OLD BOLINGBROKE PE23 4HR



A most attractive modern detached four bedroom family house completed approximately three years ago with oil fired central heating and double garage located in this Historic Wolds village with fine views over surrounding farmland.

The accommodation includes: reception hall, study, dining room, sitting room, kitchen, utility room, gallery landing, principal bedroom with ensuite shower room, three further bedrooms, family bathroom, double garage, garden comprising lawns and borders.

£247,500

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ACCOMMODATION

RECEPTION HALL

With understairs cupboard and central heating radiator.

STUDY

8' 6" x 12' 11" (2.59m x 3.93m) With central heating radiator and double glazed window.

DINING ROOM

15' 4" x 9' 10" (4.67m x 2.99m) With central heating radiator, double glazed window and ceramic tiled floor.

SITTING ROOM

19' 3" x 12' 0" (5.86m x 3.65m) With multi fuel stove in brick alcove, two central heating radiators, double glazed window and double glazed french door leading to stone patio with outside light.

KITCHEN

13' 0" x 10' 4" (3.96m x 3.15m) With stainless steel single drainer sink unit with cupboards under, return laminate worktop with cupboards under, second laminate worktop, eye level cupboards, Hotpoint double oven, separate induction hob and filter hood over, central heating radiator, built in dishwasher, plumbed in American style fridge / freezer, double glazed window and ceramic tiled floor.

UTILITY ROOM

5' 1" x 9' 8" (1.55m x 2.94m) With stainless steel single drainer sink unit with cupboard under, laminate worktop with cupboard under, eye level cupboard, oil fired central heating boiler, double glazed window, water softener, plumbing for automatic washing machine, space for tumble drier with wall vent , floor covering is ceramic tiled flooring.

CLOAKROOM

With low flush WC, wash basin , central heating radiator, double glazed window, half tiled walls and ceramic tiled floor.

STAIRS TO GALLERY LANDING

With central heating radiator and double glazed window.

PRINCIPAL BEDROOM ONE

10' 11" x 12' 0" (3.32m x 3.65m) With built in wardrobe, central heating radiator and double glazed windows.

ENSUITE SHOWER ROOM

With double shower cubicle, pedestal wash basin with illuminated mirror over, low flush WC, built in cupboard, towel radiator, double glazed window and fully tiled walls and underfloor thermostatic heating.

BEDROOM TWO

8' 0" x 8' 4" (2.44m x 2.54m) With central heating radiator and double glazed window.

BEDROOM THREE

7' 10" x 14' 5" (2.39m x 4.39m) With central heating radiator and double glazed window.



BEDROOM FOUR

11' 0" x 9' 4" (3.35m x 2.84m) With central heating radiator and double glazed window.

FAMILY BATHROOM

With panelled bath with shower over and screen, vanity wash basin with cupboard under, low flush WC, linen cupboard, towel radiator, illuminated mirror, spot lighting, fully tiled walls and underfloor thermostatic heating.

OUTSIDE

DOUBLE GARAGE

15' 2" x 18' 1" (4.62m x 5.51m) With two electrically operated steel up and over door. Electric sockets and lights in garage. Outside tap and 1200 L bunded oil tank. There is also a timber clad garden shed.

GENERAL

This attractive detached property is approached over a paver drive and possesses gardens to the front and rear comprising lawns, borders and a stone patio area. To the rear the property has fine views over rolling Wolds Farmland. Floor coverings throughout are included in the sale.

LOCATION

This property is located in a small cul de sac on the edge of this historic wolds village. The castle ruins, the birthplace of King Henry IV 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 16 miles, Humberside Airport is approximately 34 miles. To the north lie 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. Heating is oil fired. Satellite dish installed and digital TV aerial.

VIEWING

By arrangement with the agents office Spilsby on 01790 752 151.



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.

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Energy Performance Certificate

8, Kings Court
Old Bolingbroke
SPILSBY
PE23 4HR

Dwelling type: Detached house
Date of assessment: 18 July 2011
Date of certificate: 18 July 2011
Reference number: 9188-4087-6273-8119-5990
Type of assessment: RdSAP, existing dwelling
Total floor area: 150m²

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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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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 are likely to be.

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	68	68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

The environmental impact rating is a measure of a 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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	131 kWh/m ² per year	126 kWh/m ² per year
Carbon dioxide emissions	4.7 tonnes per year	4.6 tonnes per year
Lighting	£101 per year	£67 per year
Heating	£613 per year	£620 per year
Hot water	£130 per year	£130 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

