

1 Blackwell Row

Roughton Road, Kirkby-On-Bain, Woodhall Spa, Lincolnshire LN10 6YL

£149,950

BELL





1 Blackwell Row

Roughton Road, Kirkby-On-Bain LN10 6YL

Lincoln – 21 miles
Grantham – 35 miles with East Coast rail link to London
Boston – 16 miles
Woodhall Spa – 3 miles
Coningsby – 4 miles

(Distances are approximate)

A two double bedroom end of terrace cottage pleasantly situated within the pretty village of Kirkby-on-Bain. Internally the property is enhanced by sitting/dining room with open fireplace and kitchen overlooking the rear garden. Outside, there is double width driveway providing off street parking and enclosed rear garden. The village of Kirkby-On-Bain is an attractive Lincolnshire village with traditional public house and many appealing countryside walks. The inland resort of Woodhall Spa and the Georgian market town of Horncastle are both a short drive away.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Utility Room

With fitted worksurface to one wall over space and plumbing for washing machine. There is tiled flooring, electric heater, power points, doorway to kitchen and latch door to:

Cloakroom

With low-level WC, wash hand basin, extractor fan and tiled flooring.

Kitchen

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot-in electric cooker, wall mounted cupboards above, tiled flooring, electric heater, power points, uPVC door to rear garden and latch door to:







Sitting/Dining Room
With double aspect from the front and having open fireplace with brick surround and timber mantle. There are wall lights, electric heater and power points.

First Floor
Landing
With built-in airing cupboard, power points and latch door to:

Bedroom 1
With front aspect and having built-in double wardrobe, electric heater and power points.

Bedroom 2
A dual aspect room with front aspect and views over the rear garden. There is electric heater and power points.

Bathroom
With a four-piece white suite comprising paneled bath, shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring, ceiling spotlights and a heated towel rail.

Outside
The property is approached over a graveled driveway providing double width off-street parking. The enclosed rear garden is laid to lawn with paved patio area.

East Lindsey District Council – Tax band: A
EPC Rating - E

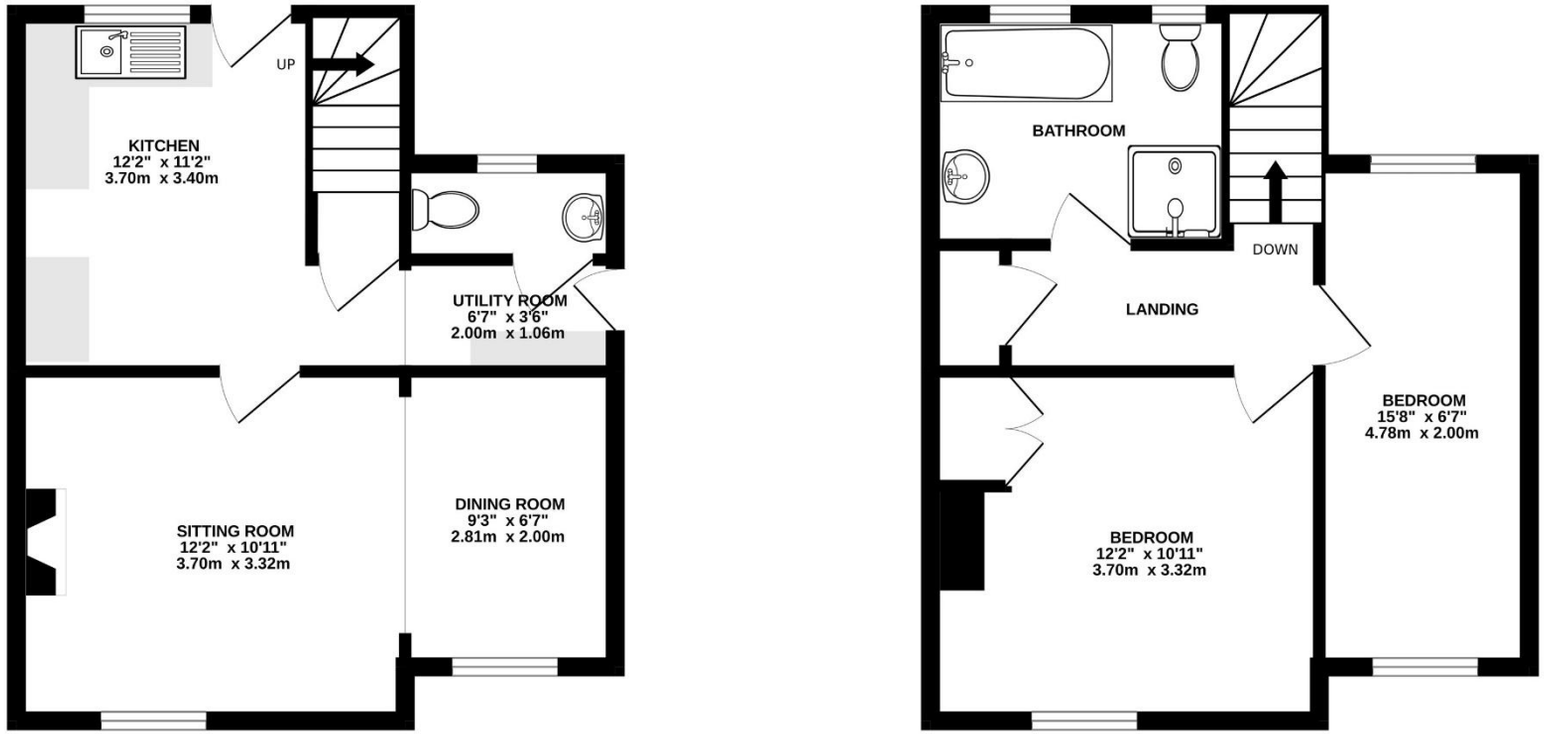
SERVICES: The agents would like to point out that the services of this property have not been checked, and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.
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Email: woodhallspa@robert-bell.org;
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Brochure prepared 19.08.2026

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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