



**Rosedale House, 1a Kings Court,
Old Bolingbroke, Spilsby,, Lincs, PE23 4HR**

BELL





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Rosedale House is a substantial, modern family home; laid out to an L-shaped configuration ensuring privacy, security; parking space to the front and garden areas to the side and rear. Boasting attractive, contemporary living spaces: namely an impressive dining kitchen (with adjacent utility) and large sitting room to the rear, leading through to a versatile study / snug / family room. The first floor provides four bedrooms (two with en suites) and a family bathroom, all emanating from the wide gallery landing. The property is complete with garage, driveway and further parking to the side.

Home to the ruins of Bolingbroke Castle, birthplace of King Henry IV, Old Bolingbroke sits in a picturesque valley between surrounding hills offering beautiful countryside walks. The well serviced market town of Spilsby lies three miles away, with the larger towns of Horncastle, Boston and Skegness all within convenient distance.

Please note: Photographs provided by vendor.

ACCOMMODATION





Approximate Area = 190.4 sq m / 2049 sq ft

Garage = 15.3 sq m / 165 sq ft

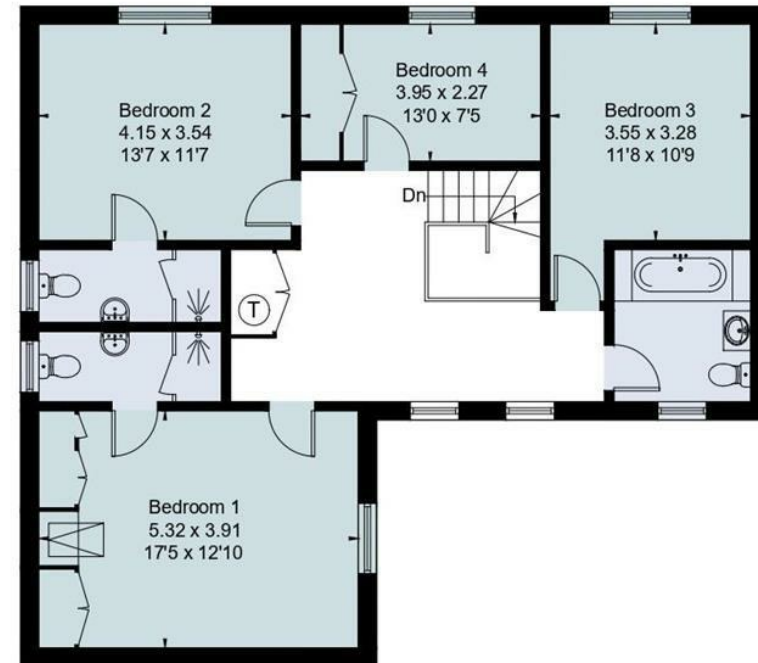
Total = 205.7 sq m / 2214 sq ft

For identification only. Not to scale.

© Fourwalls



Ground Floor



First Floor



COUNCIL TAX: – Tax band: D

ENERGY PERFORMANCE RATING: C

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 Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

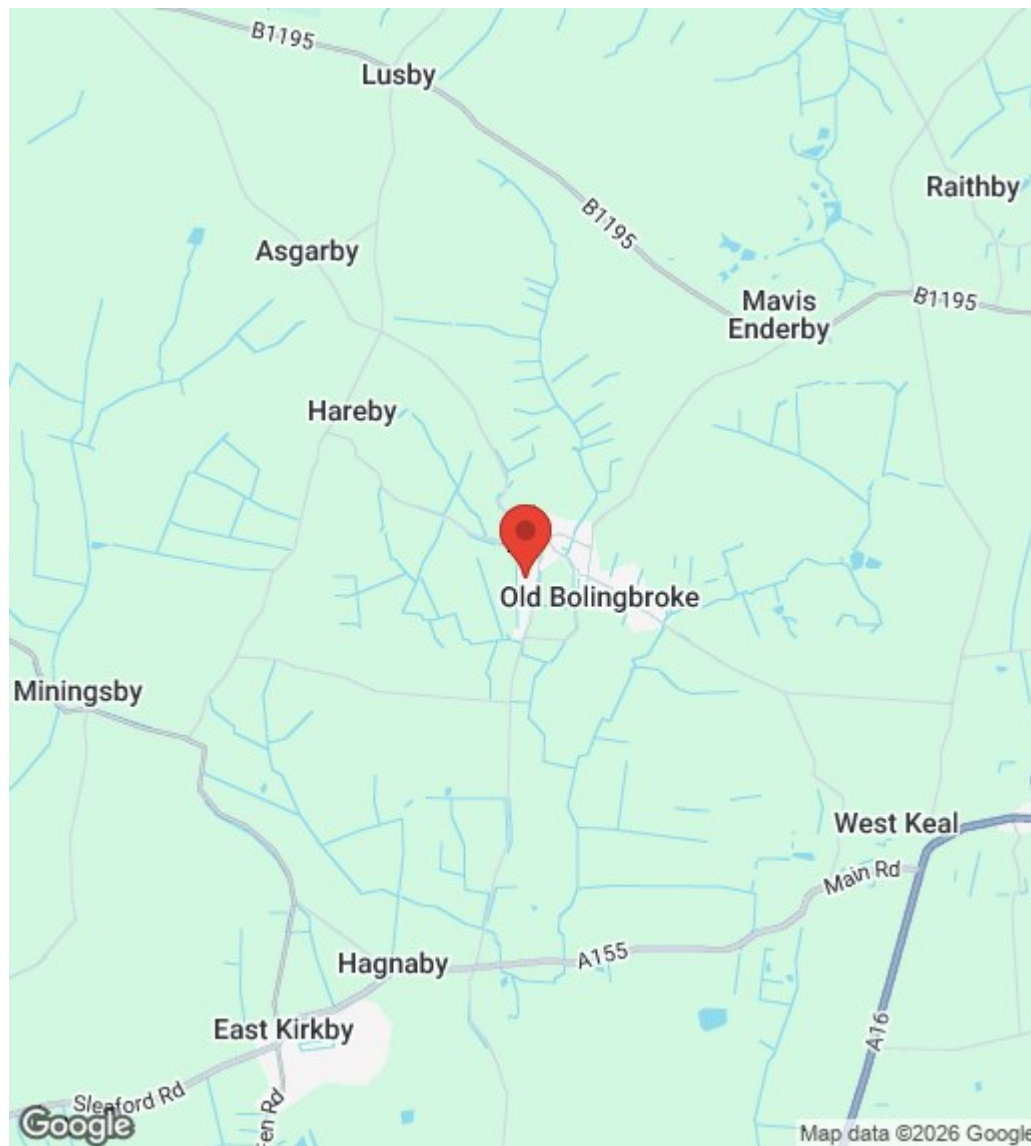
Website: www.robert-bell.org

Brochure prepared: 29th September 2026

DISCLAIMER

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