



**Homeleigh, The Green, Kirkby Underwood, Bourne PE10 0SF**

**£170,000**



\*\*\* Development Opportunity \*\*\* A building plot of approximately 0.225 of an acre, with outline planning permission for a detached family home within a highly sought after village location. Outline planning approval was granted for a four bedroom detached property with a separate double garage in keeping with the surrounding area. The elevated position sets this opportunity apart from many other building plots. South Kesteven Planning Reference – S23/1003. Approval granted 26/07/2023 As such, this property offers an ideal opportunity for a self-build project or complete redevelopment. To fully appreciate this venture viewings are highly recommended.

### KIRKBY UNDERWOOD

Kirkby Underwood is a village and civil parish in the South Kesteven district of Lincolnshire, England. The population of the civil parish was 200 at the 2001 census, increasing to 220 at the 2011 census. It is situated 4 miles (6 km) north from Bourne and 1 mile (1.6 km) west from the main A15 trunk road. To the east is Rippingale and the Fens. Directly to the south is the hamlet of Stainfield, and to the west, Hawthorpe.

### OUTLINE PLANNING APPROVAL

Outline application will all matters reserved for erection of a 4 bedroom detached house with separate double garage, following demolition of the existing property.

South Kesteven Planning Reference S23/1003. Granted 26/07/2023

### ENTRANCE HALL

Cupboard, storage heater, loft access.

### LOUNGE

15' 1" x 10' 5" (4.60m x 3.17m) (approx.) UPVC window to front and side, fireplace, storage heater and cupboard.

### KITCHEN

10' 5" x 9' 3" (3.17m x 2.82m) (approx.) Fitted with a range of base units, stainless steel sink unit, plumbing and space for washing machine, UPVC window to side and door to:

### LEAN TO

10' 10" x 10' 0" (3.30m x 3.05m) (approx.) UPVC window to rear and side, UPVC door to side and door to:

### STORAGE ROOM

21' 6" x 11' 7" (6.55m x 3.53m) (approx.) Window to rear and lean to.

### BEDROOM ONE

11' 10" x 10' 4" (3.61m x 3.15m) (approx.) Window to rear, cupboard and storage heater.

### BEDROOM TWO

11' 11" x 10' 5" (3.63m x 3.17m) (approx.) UPVC window to front and storage heater.

### BATHROOM

Fitted with a two piece suite comprising wash hand basin and bath, part tiled walls and UPVC window to rear.

### WC

WC and UPVC window to side.

### OUTSIDE

### AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

