



**Thornwell Lane, , Hagworthingham, PE23 4LR**

**Offers In Excess Of £300,000**



# Thornwell Lane, , Hagworthingham, PE23 4LR

## DESCRIPTION

A spacious 1,350 sq ft three bedroom, five reception (plus a studio), two bathroom (plus a W.C. and studio shower room), detached character country cottage in a stunning elevated and private south facing position in a secluded location in this much sought after village.

The property comprises of lounge, 2nd reception, snug, study, conservatory, kitchen, utility entrance room, 3 Bedrooms with the master having an en-suite, and family bathroom.

There is also a detached garage detached garage/studio with shower room and WC.

The property is set in elevated gardens laid to lawn and established flower and shrub beds together with mature trees. There is also a slabbed patio area and footpaths together with timber decking area overlooking the gardens to the front and side of the property.

It also benefits from oil fired central heating and UPVC sealed double glazed windows.





# Thornwell Lane, PE23

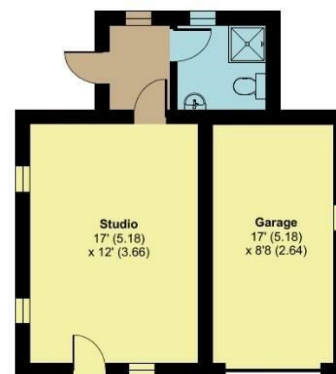
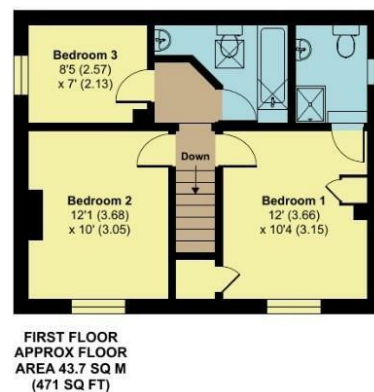
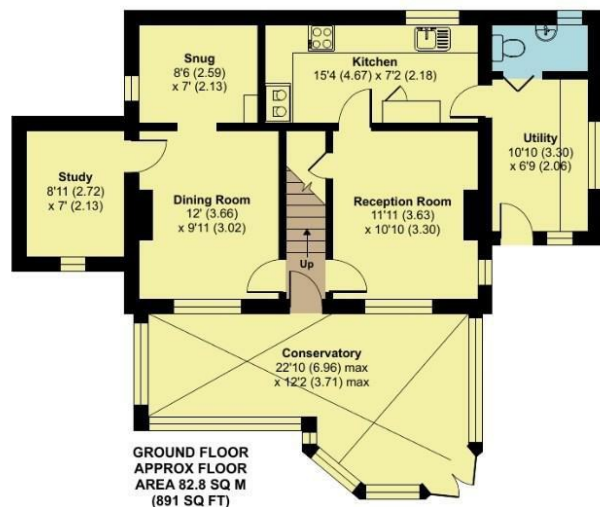
Approximate Area = 1362 sq ft / 126.5 sq m

Garage = 147 sq ft / 13.6 sq m

Studio = 277 sq ft / 25.7 sq m

Total = 1786 sq ft / 165.9 sq m

For identification only - Not to scale



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1089367



10 East Street, Horncastle, LN9 6AZ  
Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>

