



Church Lane, , Hagworthingham, PE23 4LP

- EXTENDED and REFURBISHED, HIGH SPECIFICATION, VERY WELL presented and SPACIOUS 1,432 sq ft, detached modern BUNGALOW
- GENEROUS 0.26 ACRE plot with WEST FACING, PRIVATE, mature gardens, including HOT TUB, PATIO and DECKING, pond and two sheds (one with light and power)
- MODERN soft closure fitted KITCHEN BREAKFAST with quartz granite worktops and range of BUILT-IN APPLIANCES including range cooker, wine cooler etc
- LOUNGE with extra wide FRENCH doors to the garden and open plan to orangery
- THREE DOUBLE bedrooms, TWO large bathrooms, TWO spacious receptions, NO 'upward CHAIN'
- Detached GARAGE (with new electrical consumer unit, light and power) and EXTENSIVE off road PARKING, including for CARAVAN if required
- 208 sq ft open plan ORANGERY including double glazed vaulted ceiling, 12kW Clearview multi fuel FEATURE BURNER on granite hearth, FRENCH doors to garden etc
- MODERN SHOWER room with 'frame-less' walk-in shower, and 94 sq ft SPACIOUS MODERN BATH and SHOWER EN-SUITE room with 'frame-less' walk-in shower and claw foot roll top bath

Price Guide £450,000



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DESCRIPTION

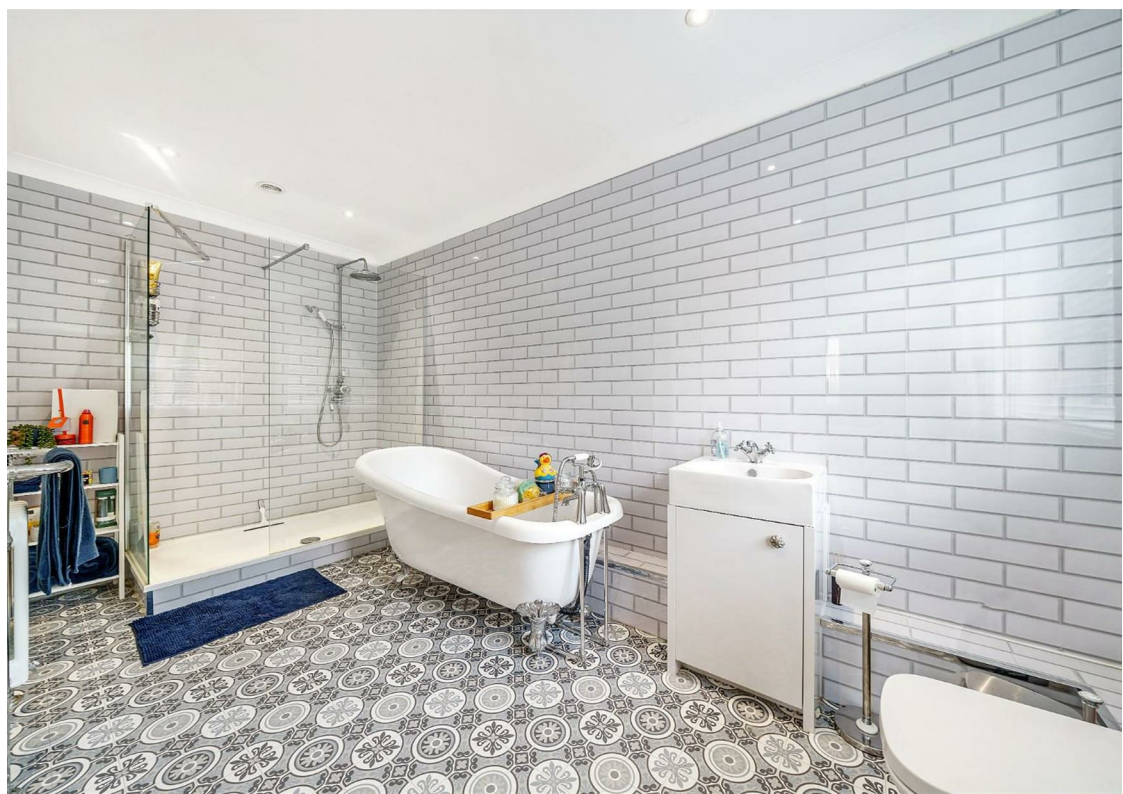
This is an extended and refurbished, high specification, spacious 1,432 sq ft, three double bedroom, two large bathrooms, two spacious receptions, detached modern bungalow, as well as a detached garage with extensive parking including for caravan if required, all on a generous 0.26 acre plot (sts) with west facing, private, mature gardens including orchard (apple, pear, cherry and damson trees), 7 seat hot tub, patio and decking, pond and two sheds (one with light and power). In a desirable location of the very well serviced and sought after historic village of Hagworthingham that benefits from a pub/restaurant, farm shop, cafe/shop, church and major bus route, on the edge of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external doors and two pairs of French doors, UPVC soffits and fascias, central heating with replaced combination boiler that is serviced annually, electrical certification including new consumer units to bungalow and garage, new flooring including Karndean and carpets, external lighting, power and water supply, and is offered freehold.

The property consists of spacious hall, 208 sq ft open plan orangery (including double glazed vaulted ceiling, 12kW Clearview multi fuel feature burner on granite hearth, French doors to garden etc), lounge (with extra wide French doors to the garden and open plan to orangery), modern soft closure fitted kitchen breakfast room (with quartz granite worktops and range of built-in appliances including range cooker, wine cooler etc), modern shower room (with 'frame-less' walk-in shower), 94 sq ft spacious modern bath and shower en-suite room (with 'frame-less' walk-in shower and claw foot roll top bath), and the three double bedrooms (including built in wardrobes and wood burner).

The village is less than six miles from the well serviced historic market towns of both Spilsby and Horncastle.





Church Lane, Hagworthingham, Spilsby, PE23

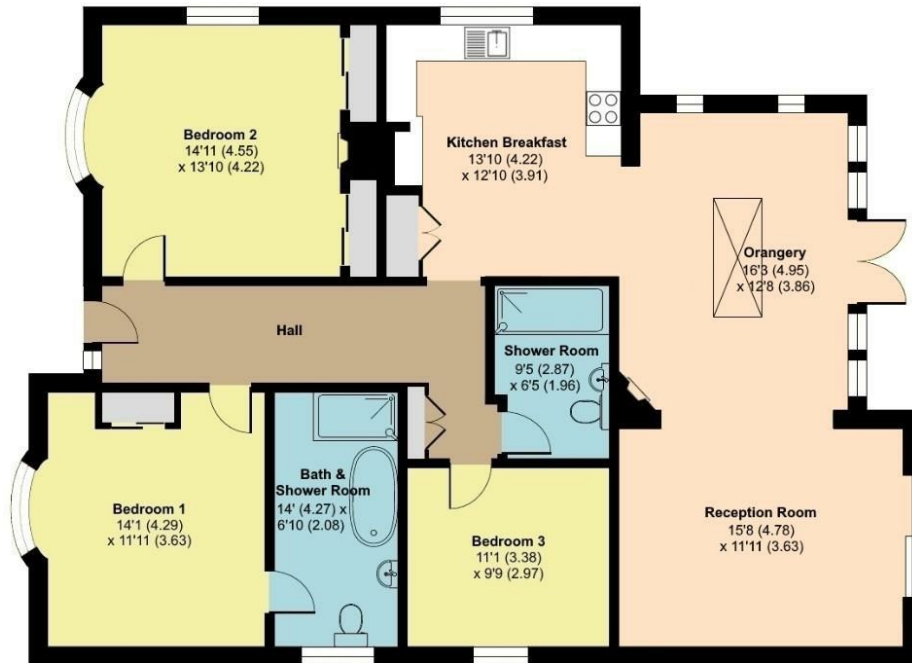
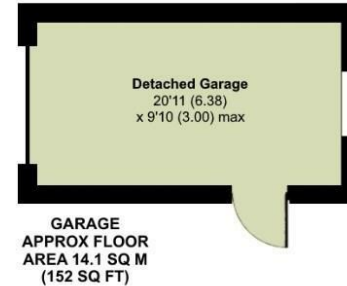
Approximate Area = 1431 sq ft / 132.9 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1583 sq ft / 147.1 sq m

For identification only - Not to scale

APPROX FLOOR
AREA 135.5 SQ M
(1459 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1011339

Viewings

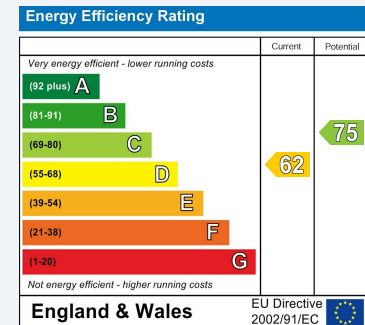
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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.

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