



Harrington Road, Hagworthingham, Spilsby, PE23 4NE

- V. WELL presented, INDIVIDUALLY designed, HIGH SPEC, SPACIOUS 1,270 sq ft (excl feature mezzanine loft), 3 bed detached MODERN BUNGALOW of traditional cavity wall construction with Siberian larch external cladding
- From SOUTH and WEST facing GARDENS including THREE patios, summer house, TWO greenhouses, vegetable plot, wildlife pond and log store
- Dual aspect LOUNGE including FRENCH doors onto patio and those views, WOOD/multi fuel BURNER and FEATURE MEZZANINE ceiling opening
- 164 sq ft dual aspect MODERN UTILITY BOOT room, with range of base and wall units, sink, water filter, space/plumbing for FOUR appliances etc
- VERY GENEROUS 0.43 ACRE plot with STUNNING expansive countryside VIEWS in the Lincolnshire Wolds, a designated AREA of OUTSTANDING NATURAL BEAUTY
- TRULY EXTRAORDINARY PARKING for TWELVE cars, including 722 sq ft detached DOUBLE GARAGE WORKSHOP (with light, power, built in workbench and shelving), 480 sq ft BESPOKE TRIPLE CAR PORT (with light and power) and electric car charger point
- NEW MODERN soft closure fitted KITCHEN DINER with quartz granite worktops and range of NEFF built-in APPLIANCES including side away door electric fan assisted oven, microwave oven, induction hob, full height fridge and dishwasher
- NEW MODERN BATH and SHOWER room (with Whirlpool bath and double width shower), and a W.C.

Guide Price £450,000



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DESCRIPTION

This is a very well presented, individually designed, high specification, and spacious 1,270 sq ft (excluding feature mezzanine loft), 3 bedroom, detached modern bungalow of traditional cavity wall construction with Siberian larch external cladding, on a very generous 0.43 acre plot (sts) with stunning expansive countryside views, from south and west facing gardens (including 3 patios, summer house, 2 greenhouses, vegetable plot, wildlife pond and log store), in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, as well as having truly extraordinary parking for 12 cars, including 722 sq ft detached double garage workshop (with light, power, built in workbench and shelving), 480 sq ft bespoke triple car port (with light and power) and electric car charger point.

All in a rural location to 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.

The property also benefits from double glazing including French and external doors, central heating with Hive remote control system and Worcester boiler that is serviced annually, LED lighting throughout, external lighting and 2 water taps.

It consists of spacious hall, dual aspect lounge (including French doors onto patio and those views, wood/multi fuel burner and feature mezzanine ceiling opening), new modern soft closure fitted kitchen diner (with quartz granite worktops and range of Neff built-in appliances including slide away door electric fan assisted oven, microwave oven, induction hob, full height fridge and dishwasher), 164 sq ft dual aspect modern utility boot room (with range base and wall units, sink, water filter, space/plumbing for 4 appliances etc), new modern bath and shower room (with Whirlpool bath and double width shower), W.C, the 3 bedrooms (incl 2 built in double wardrobes to the master) and the attic room (with mezzanine opening to the lounge and some height restriction).







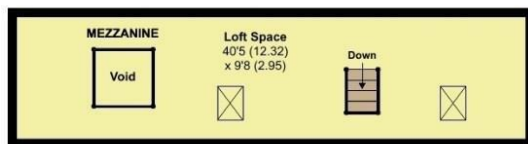
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Approximate Area = 1637 sq ft / 152.1 sq m (excludes void & car port)

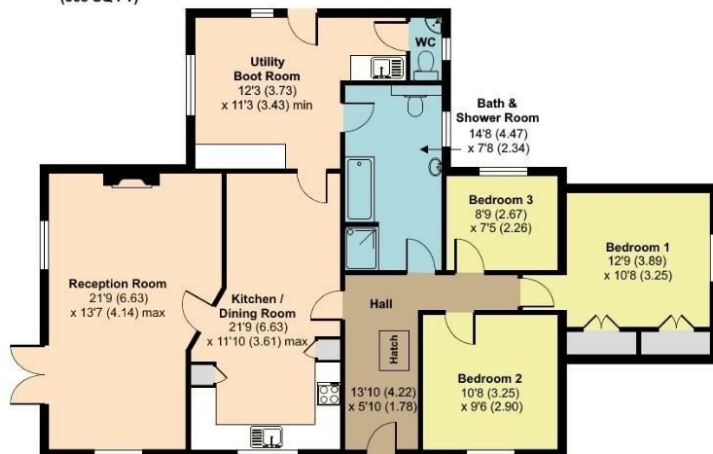
Garage = 722 sq ft / 67.1 sq m

Total = 2359 sq ft / 219.2 sq m

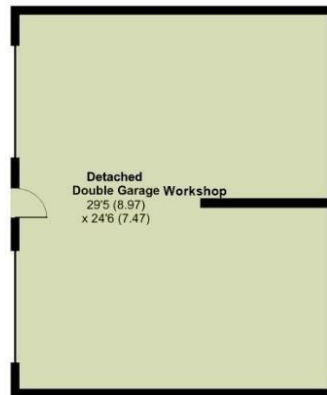
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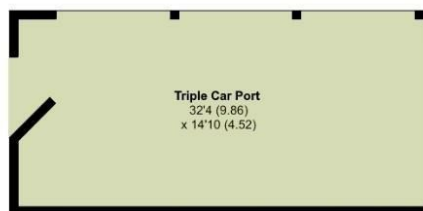
FIRST FLOOR
APPROX FLOOR
AREA 34.2 SQ M
(368 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 117.9 SQ M
(1269 SQ FT)



DOUBLE GARAGE
APPROX FLOOR
AREA 67.1 SQ M
(722 SQ FT)



TRIPLE CAR PORT
APPROX FLOOR
AREA 44.5 SQ M
(479 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hunters Property Group. REF: 1138821

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.



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