



Bond Hays Lane, Hagworthingham, Spilsby, PE23 4LQ

- BESPOKE, EXTRAORDINARILY spacious 3,900 sq ft (sts) DETACHED house in DESIRABLE village with ROLLING countryside VIEWS
- Detached DOUBLE GARAGE (with two remote controlled roller shutter doors, light, power and pedestrian side door), EXTENSIVE block paved secure PARKING for several cars including CARAVAN if required
- Dual aspect LOUNGE with BAY window, INGLENOOK style exposed brick fireplace having WOOD/multi fuel BURNER, and FRENCH doors off to the DINING ROOM, and there is a SNUG with OAK flooring and a BAY window
- POTENTIAL 2nd floor ANNEX with large FAMILY ROOM, bathroom and a double bedroom, TRULY SPACIOUS entrance HALL and GALLERIED LANDING (both with built in cupboards)
- FIVE DOUBLE bedrooms (4 with walk-in/built-in wardrobes), THREE bathrooms (and a W.C.), SIX receptions, UPVC DOUBLE GLAZED including FRENCH doors, CENTRAL HEATING and WOOD/ multi fuel BURNER
- Front and SOUTH FACING, PRIVATE and enclosed rear gardens including THOSE VIEWS, decked seating area, and there is a shed
- Dual aspect ORANGERY with TINTED DOUBLE GLAZED roof, light, power and FRENCH doors to rear garden, dining room and open plan SUN ROOM that has 2 full height windows to the garden
- BESPOKE Peter Jackson fitted KITCHEN LIVING DINING room including GRANITE worktops, island and solid wooden units, AGA range, built in NEFF appliances and OAK flooring

Price £650,000



Bond Hays Lane, Hagworthingham, Spilsby, PE23 4LQ

DESCRIPTION

Bespoke, extraordinarily spacious 3,900 sq ft (sts), well presented, five double bedroom (4 with walk-in/built-in wardrobes), three bathrooms (and a W.C.), six receptions, detached house with rolling countryside views, a detached double garage (having two remote controlled roller shutter doors, light, power and pedestrian side door), extensive block paved secure parking for several cars including caravan if required, front and south facing, private and enclosed rear gardens including those views, decked seating area, and there is a shed, all in the desirable historic village of Hagworthingham, having a public house/restaurant, cafe/shop, farm shop, church and major bus route, on the edge of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty.

It consists of truly spacious entrance hall (and galleried landing, both with built in cupboards), dual aspect lounge (with bay window, inglenook style exposed brick fireplace having wood/multi fuel burner and French doors) off to the dining room, snug (with oak flooring and a bay window), dual aspect orangery (with tinted double glazed roof, light, power and French doors off to the rear garden, dining room and) sun room (that has 2 full height windows to the garden and open plan to the) bespoke Peter Jackson fitted kitchen living dining room (including granite worktops, island and solid wooden units, Aga range, built in Neff appliances and oak flooring), fitted utility room (including sink and space/plumbing for 3 appliances) and there is a downstairs W.C.

On the first floor is that galleried landing having two built in cupboards, bespoke fitted family bath and shower room (including granite worktops and oval bath), master bedroom (with bay window, walk in wardrobe) and en-suite shower room, second, third and fifth double bedrooms including bay window and each having a walk-in/built in wardrobe. On the second floor is the potential annex with spacious family room, bathroom and fourth double bedroom.



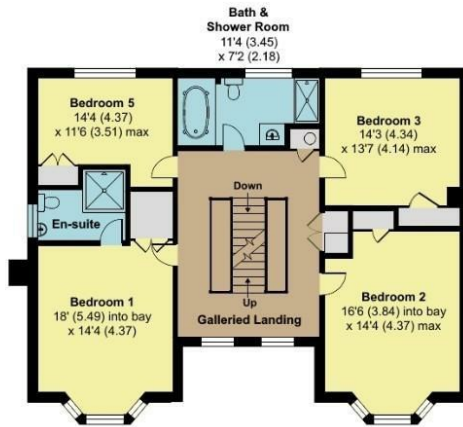


Bond Hays Lane, Hagworthingham, Spilsby, PE23

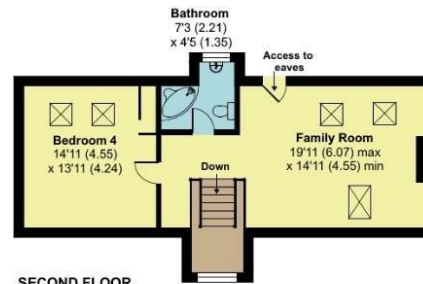
Approximate Area = 3962 sq ft / 368 sq m (excludes double garage)
 Double Garage = 437 sq ft / 40.5 sq m
 Total = 4399 sq ft / 408.6 sq m
 For identification only - Not to scale



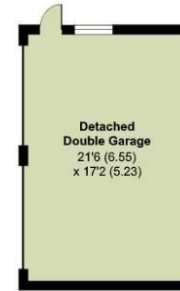
GROUND FLOOR
 APPROX FLOOR
 AREA 173.3 SQ M
 (1866 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 132 SQ M
 (1421 SQ FT)



SECOND FLOOR
 APPROX FLOOR
 AREA 62.7 SQ M
 (675 SQ FT)



DETACHED DOUBLE GARAGE
 APPROX FLOOR
 AREA 40.5 SQ M
 (437 SQ FT)

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		65	72
(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.

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.

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: 1158154



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

