



Southwold House, Deep Lane, Hagworthingham, PE23 4LZ



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Freehold

£650,000



Key Features

- Detached five bedroom house
- Lounge, reception room & study
- Kitchen diner & utility
- Shower room, two en-suites & bathroom
- Driveway, double garage & garden
- Stables, paddocks & dew pond
- Plot approx. 1.84 acres (STS)
- EPC rating C



An executive style detached house built in the early 2000's and standing on a plot of approximately 1.84 acres, subject to survey, on the south western edge of the Lincolnshire Wolds which is designated an Area of Outstanding Natural Beauty. Having well proportioned & versatile accommodation which has been updated by the current owners with the bathroom & en-suite being re-fitted in late 2024 and featuring a Murdoch Troon handmade kitchen which was installed in 2022. The property also has stables & paddocks with a dew pond and there is direct access to bridleways making this the ideal equestrian property.

Having accommodation comprising: entrance hall, shower room, study, reception room, lounge, kitchen diner and utility to ground floor. Master bedroom with en-suite, two bedrooms with access to a jack & jill ensuite, two further bedrooms and bathroom to first floor. Outside the property has a large driveway providing ample off-road parking, a detached double garage and a formal garden with a hidden vegetable plot.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator to concealing cabinet, dado rail, Amtico flooring and staircase rising to first floor.

SHOWER ROOM

With doors from the entrance hall and study. Having coved ceiling, radiator, tiled floor, wood panelling to dado height, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

STUDY

2.92m x 2.48m (9'7" x 8'1")

Having window to front elevation, coved ceiling, radiator, dado rail and Amtico flooring.

LOUNGE

6.81m x 3.96m (22'4" x 13'0")

Having window to front elevation, window & french doors to rear elevation, coved ceiling, three radiators to concealing cabinets, Amtico flooring, dado rail, wall light points and feature fireplace with 8kW inset wood burner.

 **NEWTONFALLOWELL**



RECEPTION ROOM

4.82m x 3.44m (15'10" x 11'4")

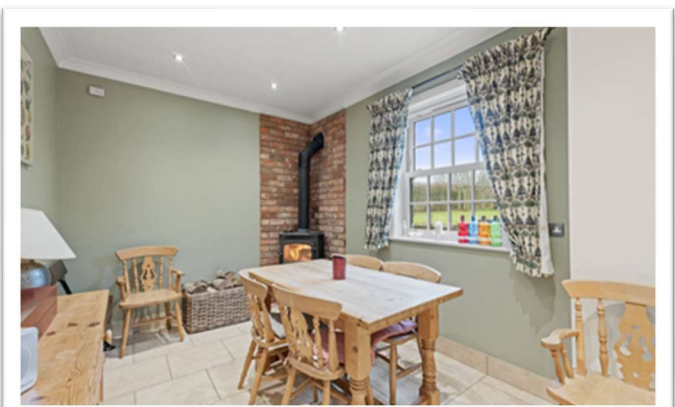
Having window to front elevation, coved ceiling with inset ceiling spotlights, radiators to concealing cabinets, dado rail, wall light points and Amtico flooring.



KITCHEN DINER

6.95m x 6.03m (22'10" x 19'10")

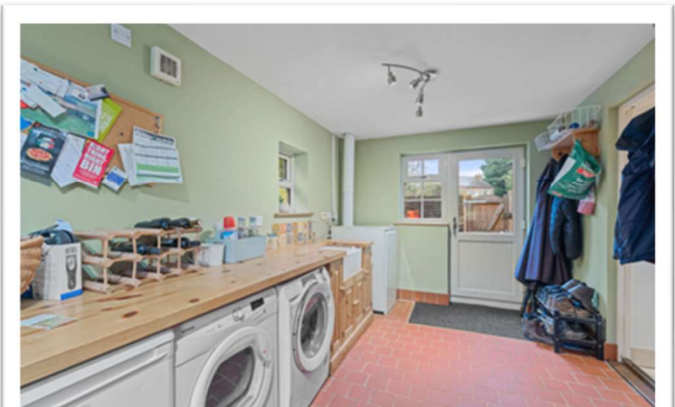
(max L-shaped) Having window & french doors to rear elevation, coved ceiling with inset ceiling spotlights, tiled floor and 8 kW feature wood burner to one corner with exposed brick back. Fitted with a range of base & wall units by Murdoch Troon with wood block work surfaces & upstands comprising: double belfast style sink with mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over and tall double doored larder style unit to one side. Range style cooker with LPG hob & electric ovens, work surface to either side with cupboards & drawers under, cupboards & concealed cooker hood over. Island unit with drawers & pull out bin under and breakfast bar to one side.



UTILITY

5.68m x 2.67m (18'7" x 8'10")

Having part glazed doors with windows to side to front & rear elevations, quarry tiled floor, extractor, oil fired boiler providing for both domestic hot water & heating, wood work surface with inset belfast style sink, cupboards, space & plumbing for automatic washing machine, tumble dryer and fridge under and further space for chest freezer.





FIRST FLOOR LANDING

Having coved ceiling with inset ceiling spotlights, rooflight, two radiators, built-in airing cupboard, dado rail, wall light points and two accesses to roof space.

MASTER BEDROOM

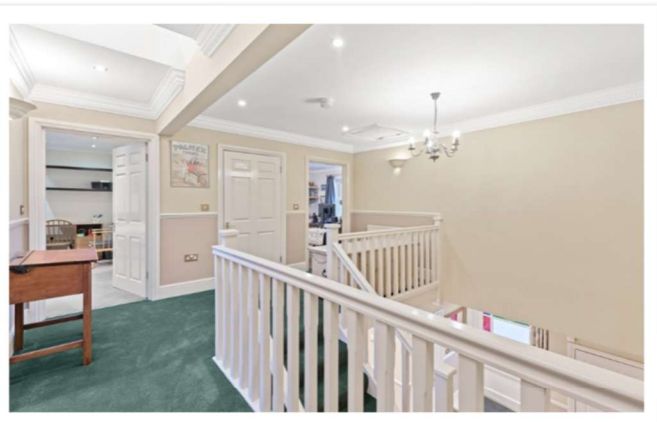
4.8m x 3.46m (15'8" x 11'5")

Having window to front elevation, coved ceiling with inset ceiling spotlights and radiator.

EN-SUITE

3.76m x 1.73m (12'4" x 5'8")

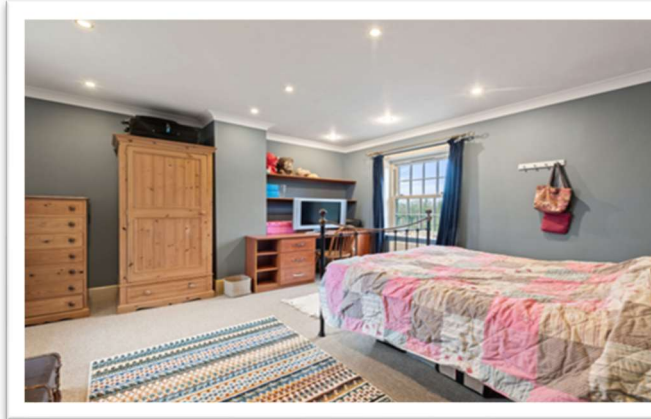
Having window to front elevation, inset ceiling spotlights, radiator, heated towel rail, extractor, mermaid board walls and tiled floor. Fitted with a suite comprising: large walk-in shower enclosure with overhead & hand held shower fitting, high level WC and pedestal hand basin.



BEDROOM TWO

4.21m x 4m (13'10" x 13'1")

Having windows to front & rear elevations, coved ceiling with inset ceiling spotlights and radiator.



BEDROOM THREE

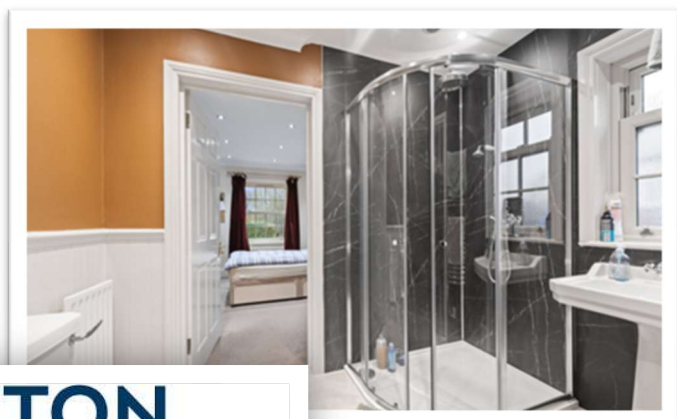
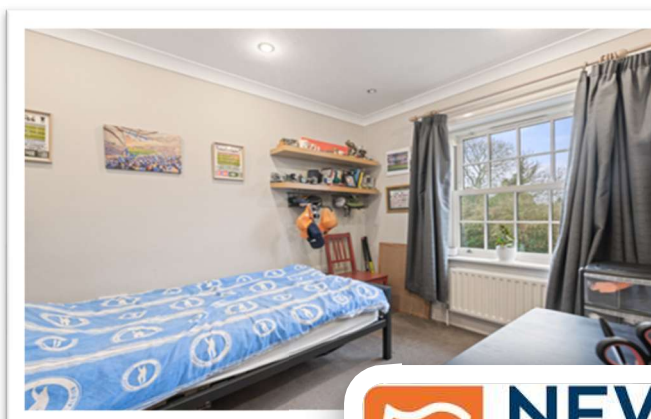
3.98m x 3.46m (13'1" x 11'5")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and door to jack & jill en-suite.

BEDROOM FOUR

3.49m x 2.92m (11'6" x 9'7")

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator and door to jack & jill en-suite.



JACK & JILL EN-SUITE

2.63m x 1.74m (8'7" x 5'8")

Having window to side elevation, part coved ceiling with inset ceiling spotlights, radiator, heated towel rail, extractor, wood panelling to dado height, mermaid board splashbacks and vinyl flooring. Fitted with a suite comprising: shower enclosure with overhead & hand held shower fitting, close coupled WC and pedestal hand basin.

BEDROOM FIVE

2.89m x 2.87m (9'6" x 9'5")

Having window to rear elevation, coved ceiling with inset ceiling spotlights and radiator.



BATHROOM

2.99m x 2.87m (9'10" x 9'5")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, wood panelling to dado height, vinyl flooring and extractor. Fitted with a suite comprising: roll-top bath with central mixer tap & hand held shower attachment, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a shaped lawn with a block paved area leading to the front entrance door. large gravelled area provides ample off-road parking & hardstanding and leads to the:

DETACHED DOUBLE GARAGE

7.31m x 5.33m (24'0" x 17'6")

Of brick & tile construction and having two sets of double doors, light & power.

Gated access leads to a further lawned area to the side of the property which extends to the:

REAR GARDEN

Being enclosed and having a large paved patio with steps up to a lawned garden and a log store. A gravelled footpath with a pergola to one end leads to a vegetable plot with a greenhouse and there is a dew pond beyond. The property and gardens occupy a plot of approximately 0.55 acre, subject to survey.

STABLES & PADDOCKS

From the garden there is gated access to a concrete yard with two 12' x 12' stables, a further 10' x 11' stable, water tap and feed room. Adjoining the stables there is a smaller grassed paddock of approximately 0.23 acre, subject to survey. Gated access leads to a further enclosed grass paddock of approximately 1.06 acres, subject to survey.

THE PLOT

The property occupies a total plot of approximately 1.84 acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band F. We are advised that the windows and external doors (apart from the front door) were replaced between 2019 to 2021.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



 **NEWTON FALLOWELL**





Floorplan



Total area: approx. 240.8 sq. metres (2592.5 sq. feet)



 **NEWTONFALLOWELL**

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