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ESTATE AGENTS

16 Hagnaby Road, Old Bolingbroke, PE23 4HJ

Offers Over £200,000

# 16 Hagnaby Road

This three bedroom property in the sought-after village of Old Bolingbroke has a great position with beautiful open views to the front. Offered with no onward chain, the property is in the heart of the Lincolnshire Wolds, much of which is designated as 'an area of outstanding natural beauty'.

The property has a fantastic generous pea gravel driveway to the front which would be absolutely ideal for a buyer needing the space for several vehicles and a totally enclosed lawned garden to the rear. Internally the property has a kitchen-diner and separate lounge with a conservatory off that over-looks the rear garden. There are three double bedrooms to the first floor and a modern bathroom. The property is in good decorative order throughout, with uPVC doors and windows and Ecostrad contemporary oil filled, energy efficient electric radiators which are controlled remotely. The current owners have also added a cast iron wood-burner and bespoke hand-crafted stone fire surround as a lovely focal point in the lounge but recognise that the property still offers a new buyer the opportunity to continue to invest on improvements which will increase the value of the property and we believe this has been reflected within the very fair asking price.

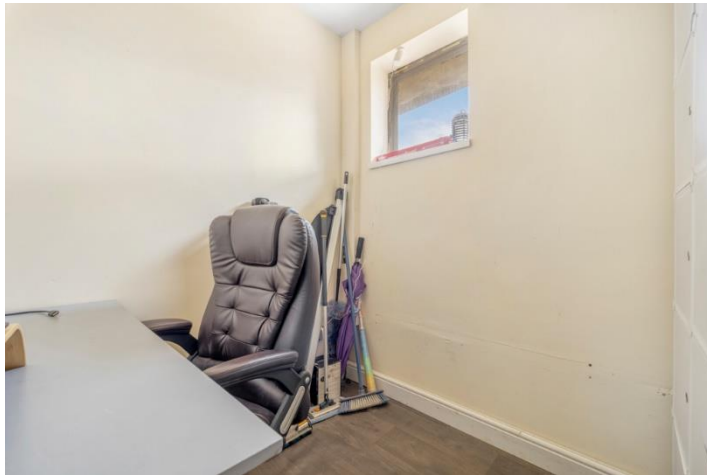
Steeped in history, the property is only a short walk away from the centre of this picturesque village which dates back to 1086. Even closer are the remains of Bolingbroke Castle which was the birth place of King Henry 1V of England. The small market town of Spilsby with several shops, schools, restaurants and pubs is only 3 miles away and the village of East Kirkby which is home to the Battle of Britain Memorial is 2 miles away. The larger historic market towns of Horncastle and Boston are 8 and 16 miles away.

EPC - E

Council Tax Band - A

Drainage - Mains

Heating - Oil filled electric SMART radiators



**Entrance** – A part glazed uPVC front door opens into the **Entrance Hall** having a staircase leading to the first floor accommodation and doors arranged off to:

**Kitchen-Diner 4.0 m x 3.70 m (13'1 x 12'1)** – Having a sealed unit double glazed window to the rear aspect and a uPVC stable style door to the side aspect. The kitchen comprises a range of work-surfaces with cream coloured 'shaker style' drawer and cupboard units at both base and eye-level. Integrated appliances include an induction hob with extractor fan over and an electric fan oven. There is space and plumbing for a dishwasher and ample space for an American style fridge freezer if required. The work surface extends into a breakfast bar with space for breakfast stools beneath.

**Pantry/Study 2.10 m x 1.76 m (6'10 x 5'9)** - Has a window to the front aspect. Would potentially make an ideal utility room but has no water connected currently.



**Lounge 5.54 m x 3.34 m (18'2 x 10'11)** – has a sealed unit double glaze window to the front aspect enjoying beautiful views over the neighbouring worlds countryside. There is an EcoStrad energy efficient wall mounted radiator and a cast iron wood burner with bespoke handcrafted stone fire surround upon a tiled half. Sliding doors open through the.

**Conservatory 3.20 m x 2.52 m (10'5 x 8'3)** – having French doors to the side aspect opening windows and a ceiling light/fan.

**First floor landing** - Has a window to the rear aspect and doors arranged off to:

**Bedroom One – 3.68m x 3.62m (12'0 x 11'10)** – Has a sealed unit double glazed window to the front aspect, built-in double wardrobes with hanging rails and shelving and a vertical radiator.

**Bedroom Two 3.35 m x 3.26 m (10'11 x 10'8)** – Has a sealed unit double glazed window to the front aspect, built-in cupboard and vertical radiator.

**Bedroom Three 2.64 m x 2.44 m (8'7 x 8'0)** – Has a sealed unit double glazed window to the rear aspect, feature panelling to the walls, recess with hanging rails and a vertical radiator.

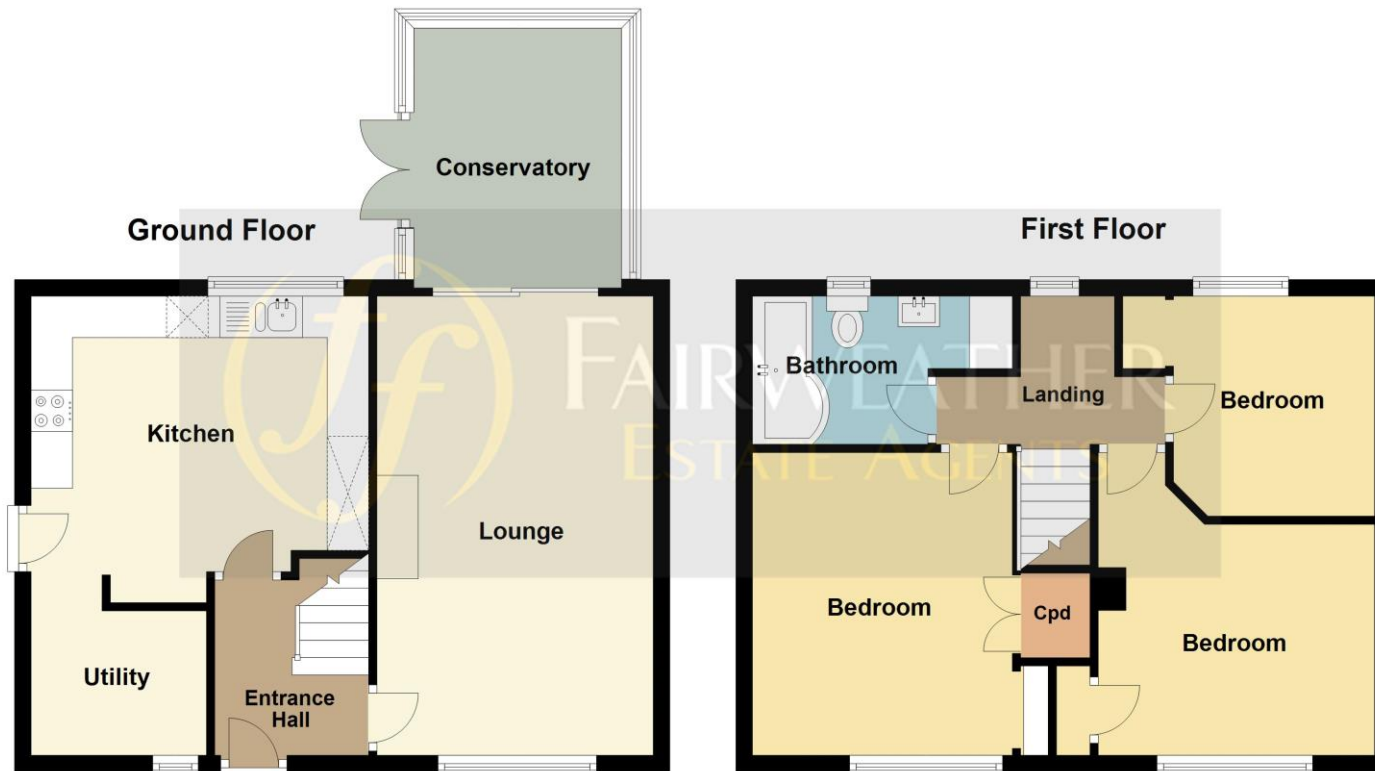
**Bathroom** - Comprises a three-piece modern bathroom suite of 'P'-shaped panel bath with folding screen and shower unit over, pedestal wash hand-basin and low flush WC. There is a window to the rear aspect, wall tiling where appropriate and a recess housing space and plumbing for a washing machine and tumble dryer.

#### **Outside:**

The property is situated upon a generous plot with a large gravel driveway providing ample off-road car parking and hardstanding for many vehicles. A gate to the side of the property provides access to the private and secure rear garden. The garden is enclosed by timber fencing and laid in the majority to lawn with a paved patio area. A large timber shed with double doors is included in the sale of the property and has a barbecue area behind it.

#### **NO CHAIN**





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