



Farm Cottage, Hagnaby Lock, Boston

£285,000



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**Willsons**  
— SINCE 1842 —



# Farm Cottage, Hagnaby Lock, Stickney, Boston, Lincolnshire, PE22 8BP

## "AGENT'S COMMENTS"

*In the attractive rural location of Hagnaby Lock, this traditional farmhouse is located on a quiet single track road with few near neighbours. With stunning views of open farmland to the front and rear and surrounded by sizeable garden including a Nissen Hut outbuilding, this property offers three bedrooms, three reception rooms, bathroom, kitchen, utility & WC. No onward chain.*

## LOCATION

*Hagnaby Lock is situated close to the village of Stickney which is a popular village situated at the centre of the Lincolnshire Fens, 9 miles north of Boston, 8 miles south of Spilsby. The village benefits from a fish & chip shop, fuel station and garage, village shop, mobile post office, church, doctor's surgery and a primary school (Stickney Church of England Primary School) and secondary school (William Lovell Church of England Academy). The village has a horse riding school, fishing lake, pet groomers and Wildlife Park close by and is host to a regular car boot sale.*



# Willsons

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#### Rear Entrance Porch

8'2" x 6'6" (2.5m x 2.0m )

Of brick wall and uPVC window construction, tiled flooring, two external doors to both sides and an internal wooden door into the kitchen.

#### Kitchen

15'8" x 6'6" (4.8m x 2.0m )

With base units and worktop, sink with two taps and double drainer, space for cooker and undercounter fridge, electric storage heater, window to the rear of the property and vinyl flooring.

#### Pantry

3'3" x 10'5" (1.0m x 3.2m )

With sliding door, lighting, built-in shelving, internal window and external window to the rear of the property and tiled flooring.

#### Utility Room

12'1" max x 8'2" (3.7m max x 2.5m )

Plumbing for washing machine, fuse box, window to the side, external door to the rear of the property and vinyl flooring,

#### WC

3'7" x 4'3" (1.1m x 1.3m )

WC, electric heater and tiled flooring

#### Hallway

10'9" x 2'11" (3.3m x 0.91m )

With internal window to the pantry and carpeted flooring.

#### Living Room

18'8" x 13'9" (5.7m x 4.2m )

With television point, open fireplace with hearth and mantel piece, electric storage heater, two external windows to the side and front of the property and carpeted flooring.

#### Dining Room

11'9" x 10'9" (3.6m x 3.3m )

With open fireplace, hearth and mantle piece, built-in storage on the right side of the chimney breast, electric storage heater, telephone and television points, window to the front of the property, vinyl and carpet flooring.

#### Front Entrance Porch

3'11" x 4'3" (1.2m x 1.3m )

With two windows to both sides, uPVC front door, wooden internal door and tiled flooring.

#### Reception Room

10'5" x 11'9" (3.2m x 3.6m )

With chimney breast wall, electric storage heater, window to the front of the property and carpeted flooring.

#### First Floor Landing

6'10" x 3'11" (2.1m x 1.2m )

With electric storage heater, window to the rear of the property and carpeted flooring.

#### Bedroom One

11'9" x 12'5" (3.6m x 3.8m )

With chimney breast wall and full height built-in storage to the right to include water tank and immersion heater, further built in storage full height cupboard (0m.9 x 1.0m) over the stairs including loft hatch access, window to the front of the property with views over open fields and carpeted flooring.

#### Bedroom Two

11'9" x 10'5" (3.6m x 3.2m )

With chimney breast wall, window to the front of the property with views over open fields and carpeted flooring.

#### Bedroom Three

10'2" x 6'10" (3.1m x 2.1m )

With window to the side of the property and carpeted flooring.

#### Bathroom

11'9" x 6'6" (3.6m x 2.0m )

With washbasin, bath, WC, storage heater, part-tiled walls, heated towel rail (from immersion heater), window to the side of the property and vinyl flooring.

#### Outbuilding

29'6" x 14'9" (9m x 4.5m )

Nissen Hut with uPVC window to the rear and wooden doors with additional security. There are further small outbuildings located in the garden area.

#### Grounds

With ample parking, grounds set to lawns with areas of flowers and shrubs, boundaries of hedging and fencing. The total area of the property extend to 0.40 acres (STS).

#### Additional Comments

Consent from the relevant authorities will be in place for the erection of a culvert over the drainage dyke to the front of the property. Temporary access over the existing culvert and adjoining land of the neighbouring property will be granted for the duration of a year from the point of purchase and will form part of the contract of sale.

#### Services

We understand that mains water and electricity are connected to the property. Drainage is understood to be to a private system. Heating is provided via electric storage heaters and open fires.

#### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

#### Energy Performance Certificate

The property has an energy rating F . The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 6334-8725-4000-0783-7206

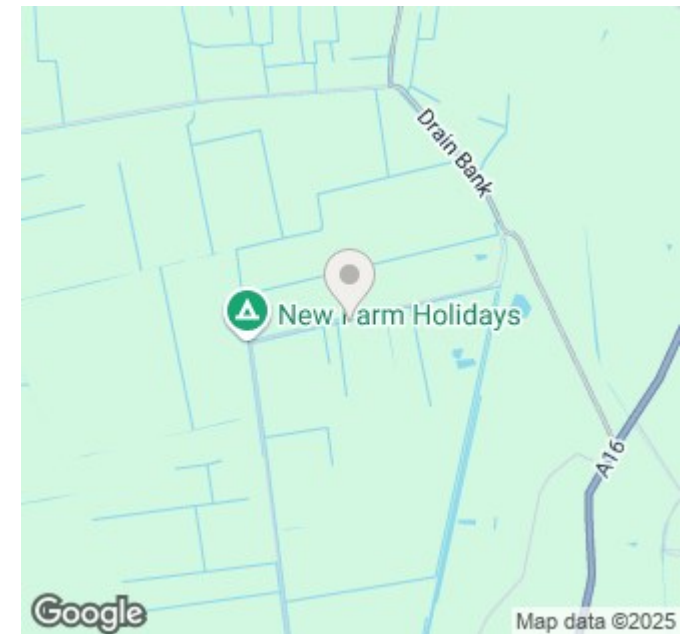
#### Directions

From the main A16 between Louth and Boston, turn from the main road between the villages of Stickney and Stickford following the signs for Hagnaby Lock. On entering the hamlet of Hagnaby Lock, turn left and proceed over a bridge for 2/3 of a mile. The property can be found on the left hand side. What3Words//takes.balanced.breakaway

#### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.





## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

