



**5 Wold View, High Street, Hagworthingham,  
Spilsby, PE23 4ND**

**£219,950**

Situated in the picturesque village of Hagworthingham within the renowned Lincolnshire Wolds. Wold View presents an extended semi-detached house that is set back from the road and enjoys a generous plot with well-maintained gardens to both the front and rear, whilst also having open fields to the rear of the property. The property boasts a large driveway with a car port and tandem garage providing off-street parking. The property features three Bedrooms, Bathroom, Lounge leading to a Garden Room overlooking the rear garden, Entrance Porch, Inner Hallway and a Dining Area leading to the Kitchen. There is also the added convenience of a Down stairs WC. The property is well-located within easy access of Horncastle and Spilsby, whilst also having access to Lincoln and the Lincolnshire coastline. Viewing of the property is highly recommended.





**SERVICES**

Mains electricity and water.  
Oil-fired central heating.  
Drainage to shared Septic Tank. There is an annual charge to the Council who maintain the tank. Further information is available upon request.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale

**EPC RATING – F**

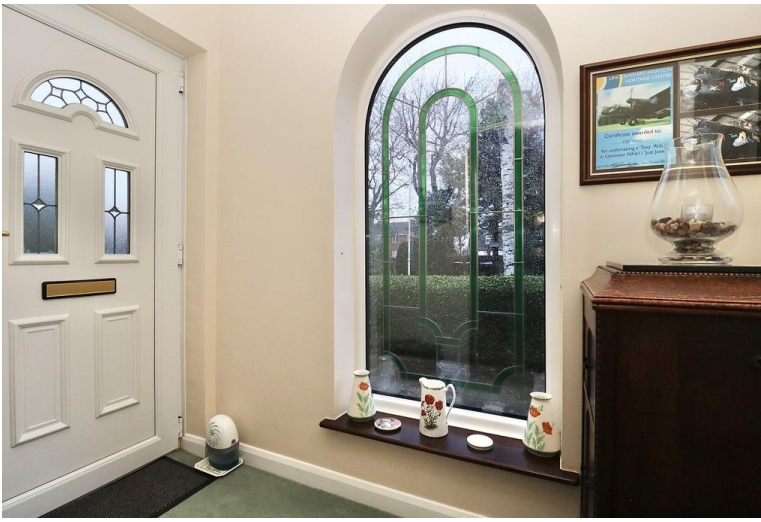
**COUNCIL TAX BAND – A**

**LOCAL AUTHORITY - East Lindsey District Council.**

**TENURE - Freehold.**

**VIEWINGS - By prior appointment through Mundys.**





## LOCATION

Hagworthingham is a charming village nestled in the picturesque Lincolnshire Wolds, recognised for being an Area of Outstanding Natural Beauty. The village enjoys convenient proximity to both Spilsby and Horncastle. This delightful village boasts amenities such as a Café, The George & Dragon pub and a Village Church. At the lower end of the village you will find a scenic ford and a tranquil nature reserve with a pathway leading to Snipe Dales Country Park. Residents benefit from a regular bus service connecting Hagworthingham to both Lincoln (approx. 29 miles away) and the coastal town of Skegness (approx. 15 miles away). There is a local primary school in the nearby village of Tetford, known as the Edward Richardson County Primary. Secondary schooling is readily available in Horncastle with Banovallum Academy and the Queen Elizabeth Grammar School.

## ACCOMMODATION

### ENTRANCE PORCH

7' 9" x 4' 2" (2.36m x 1.27m), with UPVC double glazed window to the front elevation and UPVC double glazed door and windows to the side elevations.

### HALLWAY

11' 3" x 7' 1" (3.43m x 2.16m), with stairs to the First Floor and access to the Lounge and Dining Room.

### LOUNGE

17' 5" x 14' 0" (5.31m x 4.27m), with UPVC double glazed window to the front elevation, stone fire surround, radiator and double doors to the Garden Room.

### GARDEN ROOM

13' 8" x 10' 0" (4.17m x 3.05m), with UPVC double glazed windows to the front and side elevations, sliding doors to the side elevation and rear garden, power points, lighting and the oil-fired central heating boiler.

### DINING ROOM

12' 5" x 10' 0" (3.78m x 3.05m), with UPVC double glazed window to the rear elevation, built-in pantry/storage cupboard with shelving, airing cupboard housing the hot water cylinder, radiator and opening into the Kitchen.

### KITCHEN

9' 0" x 7' 1" (2.74m x 2.16m), with UPVC double glazed window to the front elevation, fitted with a range of wall and base units with drawers and work surfaces over, integral double oven, four ring LPG gas hob with extractor fan over, stainless steel sink and drainer and plumbing/space for a dishwasher.





#### SIDE ENTRANCE

With UPVC double glazed door to the side elevation.

#### W.C

With window to the side elevation and low level WC.

#### FIRST FLOOR LANDING

8' 6" x 7' 1" (2.59m x 2.16m), with UPVC double glazed window to the front elevation and access to three Bedrooms and the Bathroom.

#### BEDROOM 1

12' 0" x 10' 0" (3.66m x 3.05m), with UPVC double glazed window to the rear elevation, built-in wardrobe and radiator.



#### BEDROOM 2

13' 11" x 10' 0" (4.24m x 3.05m), with UPVC double glazed window to the rear elevation and radiator.

#### BEDROOM 3

10' 4" x 7' 1" (3.15m x 2.16m), with UPVC double glazed window to the front elevation and radiator.

#### BATHROOM

8' 7" x 7' 1" (2.62m x 2.16m), with UPVC double glazed window to the front elevation, tiled walls, radiator and suite to comprise of low level WC, wash hand basin with fitted cupboards and drawers below, bath and walk-in shower cubicle.



#### OUTSIDE

To the front of the property there is a large driveway providing ample off-street parking which leads to a car port and a tandem garage to the rear. There are also well-maintained lawned gardens with a range of flowerbeds, hedges, shrubs and trees. A gate leads from the car port into the rear garden where there is a patio seating area, lawned garden, well-maintained flowerbeds with a range of shrubs and trees, covered seating area and a greenhouse.





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CWH and J Walter will be able to provide information on the services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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**Ground Floor**  
Approx. 87.6 sq. metres (942.5 sq. feet)



**First Floor**  
Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 132.7 sq. metres (1428.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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