



**Thorneywell Cottage Thornwell Lane, Hagworthingham  
Spilsby PE23 4LR**

**welcome to**

## **Thorneywell Cottage Thornwell Lane, Hagworthingham Spilsby**

3 BEDROOM DETACHED HOUSE BOASTING CHARACTER. BEAUTIFULLY PRESENTED THROUGHOUT, THIS PROPERTY IS NOT TO BE MISSED ... CALL THE BRANCH TODAY TO ARRANGE YOUR VIEWING ...

### **Entrance Area**

With staircase to first floor

### **Lounge**

12' x 9' 9" ( 3.66m x 2.97m )

With open fireplace and hearth housing a cast iron wood burning stove. Shelved recess and storage cupboard, radiator and open archway leading to the snug.

### **Snug**

8' 5" x 7' ( 2.57m x 2.13m )

Featuring timber flooring and window to side elevation.

### **Study**

8' 9" x 7' ( 2.67m x 2.13m )

Radiator and window.

### **Dining Room**

12' x 10' 8" ( 3.66m x 3.25m )

Feature fire, surround and hearth, radiator and under stair storage cupboard.

### **Kitchen**

15' 3" x 7' ( 4.65m x 2.13m )

Base and drawer units with worktop space over, porcelain sink and drainer with mixer tap, Oil fired cooker, four ring calor gas hob, tiled flooring, part tiled walls and oil fired boiler.

### **Side Entrance/utility**

10' 8" x 6' 9" ( 3.25m x 2.06m )

Single stainless steel sink and drainer with cupboard storage under and worktop space.

Space and plumbing for a washing machine or dishwasher. Radiator, tiled flooring and front entrance door.

### **Cloakroom**

tiled floor, radiator, high level Wc and hand basin.

### **Bedroom One**

12' x 10' 6" ( 3.66m x 3.20m )

Built-in cupboard, access to the roof void and fitted cupboard housing the pre-lagged hot water tank with immersion heater fitted. Window and radiator.

### **En-Suite**

7' x 5' 2" ( 2.13m x 1.57m )

Small jacuzzi sit-in bath, pedestal hand basin, low level Wc, radiator, shaver point and extractor fan.

### **Bedroom Two**

12' x 9' 8" ( 3.66m x 2.95m )

Cast iron feature fire surround, radiator and window.

### **Bedroom Three**

8' 4" x 7' ( 2.54m x 2.13m )

With radiator and window.

### **Bathroom**

Bath with shower over, fitted wall storage shelving, pedestal hand basin and low level Wc, radiator, extractor fan and shaver point.

### **Garage**

17' x 6' 9" ( 5.18m x 2.06m )

With up and over door, electric and lighting.

### **Attached Studio**

17' x 12' ( 5.18m x 3.66m )

In-set ceiling lights, door to lobby with door to outside and door to shower room with shower cubicle, pedestal hand basin and low level Wc, extractor fan. Attached the garage is a lean-to store shed and various other sheds set within the gardens.





### External

The property is approached over Thorneywell Lane, which is a single track and the property is located 50 yards along, having a gravelled area, garage and ample parking. The property is set in elevated gardens laid to lawn and established flower and shrub beds together with mature trees. There is also a slabbed patio area and footpaths together with timber decking area overlooking the gardens.



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## Thorneywell Cottage Thornwell Lane, Hagworthingham Spilsby

- 3 BEDROOM DETACHED HOUSE
- CHARACTER THROUGHOUT
- MASTER WITH EN-SUITE
- GARAGE
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: E

# £325,000

### directions to this property:

See Multi-Map Illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
SKG108786 - 0007

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