



**South Cottage Old Main Road, Hagworthingham Spilsby PE23  
4LX**

**welcome to**

## **South Cottage Old Main Road, Hagworthingham Spilsby**

Beautifully Presented Country Home offering 4 Bedrooms, Family Bathroom, Downstairs Wc, Lounge, Dining Room, Modern Kitchen/Dining, Utility/Office, Additional Utility, Large Front Driveway, Landscaped Rear Garden (1.5 acres STS), Detached Double Garage, Stables & Successful separate Holiday Let.

##Invalid Field Name##

### **Entrance Porch**

5' 7" x 6' 6" ( 1.70m x 1.98m )

Following from the entrance porch there is a window to the side and a door leading into the entrance hall.

### **Entrance Hall**

Comprises of two radiators, stairs to the first floor and doors leading into:

### **Lounge**

11' 8" x 20' 11" ( 3.56m x 6.38m )

Has a window to the front elevation, two windows to the side elevation, two radiators, an open fire with a mantle & surround and French doors into the conservatory.

### **Wc**

Consists of a WC, sink with vanity storage and an opaque window.

### **Office/ Utility**

9' 5" x 7' ( 2.87m x 2.13m )

Currently being used as a utility space this offers, worktop surface with space and plumbing for a washer and dryer, a radiator and a window to the front. This room is versatile and can easily be used as an office or snug space.

### **Kitchen**

11' 7" x 26' 5" ( 3.53m x 8.05m )

Comprises of a modern kitchen with wall, base and drawer units with worktop space over, a sink, two radiators, extractor fan, tiled splash back, a window to the side, door to the side and French doors to the rear.

### **Dining Room**

11' 1" x 11' 4" ( 3.38m x 3.45m )

With access open access from the kitchen and a door from the hallway, there is also a radiator and a window and door leading into the conservatory.

### **Utility Room/Storage Room**

5' x 6' ( 1.52m x 1.83m )

Has cupboards, radiator and a door leading externally to the side.

### **Conservatory**

10' 6" x 18' ( 3.20m x 5.49m )

Consists of patio doors leading to the rear, radiator, windows to three elevations, door to the side and doors leading into the lounge & dining room.

### **Landing**

Following from the stairs there is loft hatch access, two radiators, two windows to the front elevation, an airing cupboard and doors leading into:

### **Dressing Room**

11' 1" x 12' ( 3.38m x 3.66m )

Leading to bedroom one, the dressing area comprises of a window to the side, radiator and open access into the bedroom.

### **Bedroom One**

11' 8" x 11' 7" ( 3.56m x 3.53m )

Has windows to three elevations and a radiator.

### **Bedroom Two**

14' 3" x 11' 3" ( 4.34m x 3.43m )

Has a window to the rear, window to the side and a radiator.





### **Bedroom Three**

7' 9" x 11' 1" ( 2.36m x 3.38m )

Has a radiator and two windows to the rear elevation

### **Bedroom Four**

11' 8" x 9' 3" ( 3.56m x 2.82m )

Currently being used a gym it has a window to the side and front and a radiator.

### **External**

To the front of the property, it has a driveway with ample space for parking, a gravelled area, lawned patch, two stables, a car port and separate parking for the holiday let. To the rear it mainly lawned but also has a patio leading off conservatory, stunning views across the Lincolnshire Wolds, trees, shrubs, outside taps, external electric sockets and fully fenced throughout. To the side of the property there is a wildflower meadow, natural wildlife pond, and a gravelled area.

### **Garage**

18' 2" x 21' 2" ( 5.54m x 6.45m )

A double garage with an up and over door, power, lighting and a door to the side.

### **Holiday Let**

Comprises of one bedroom, En-suite shower room, and an open plan living-kitchen-dining room. The holiday let also has its own private garden, patio to the front and its own parking space.



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## South Cottage Old Main Road, Hagworthingham Spilsby

- 4 Bed Detached House
- Views across the Lincolnshire Wolds
- Successful Separate Holiday Let
- Detached Double Garage
- Approximately 1.5 Acres (STS)

Tenure: Freehold EPC Rating: D

**£700,000**



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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