



Manor Lodge, Manor Road, Hagworthingham, PE23 4LL



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Freehold

OIRO £530,000



Key Features

- Impressive detached bungalow
- Beautiful countryside view, Wolds village
- Well appointed fitted kitchen with Neff appliances
- Four bedrooms (one en-suite)
- Two reception rooms & two conservatories
- Beautiful well stocked colourful gardens
- Plot approx. 0.60 acre (STS)
- NO CHAIN
- EPC rating D





Newton Fallowell are pleased to bring to the market this impressive detached, well presented and maintained bungalow, having over 2,700 square feet of flexible accommodation including four bedrooms (one en-suite) and well appointed fitted kitchen. The property has oil fired central heating together with uPVC sealed double glazed units throughout. Large garden with mature hedging and security fencing. Double wrought iron electrically operated gates. Fitted exterior sun blinds. Single gate access to Snipe Dales nature reserve.

A delight of the property is being set within beautiful low maintenance gardens of approximately 0.60 acre, subject to survey, with the benefit of outline planning permission approved for a single dwelling to the left hand side of the property, application No. S/070/02118/21. Hagworthingham has been noted as a best kept village and is also on the main bus route between Lincoln, Horncastle and Skegness. NO CHAIN

ACCOMMODATION

Covered porch with part glazed entrance door to the:

FRONT ENTRANCE PORCH

Tiled floor, feature window and glazed double doors to:

RECEPTION HALL

Two radiators, wall thermostat, dado rail, picture lights, in-set ceiling lights, built-in double cloaks cupboard with double cupboard over. Access to the roof void to a large loft roof space which could subject to PP and building regulation approval be converted into further accommodation.

LOUNGE

6.45m x 4.88m (21.2ft x 16ft)

Featuring remote control electric log-effect fire, double radiator, feature beam ceiling, fitted double storage cupboards with display shelving, concealed lights over, wall lights, dado rail, TV & telephone points, uPVC sealed double glazed double doors to:

CONSERVATORY/OFFICE

4.27m x 3.51m (14ft x 11.5ft)

Being part brick with uPVC sealed double glazed windows and single door to the garden, radiator, telephone point & wi-fi connection. Glazed double doors to:

SITTING/DINING ROOM

5.18m x 3.96m (17ft x 13ft)

Having feature brick fireplace with raised hearth housing oak mantle and LPG cast iron burning stove. Two radiators, TV and uPVC sealed single door to garden. Double doors to conservatory/office.

BREAKFAST KITCHEN

4.72m x 3.73m (15.5ft x 12.2ft)

porcelain twin bowl sink with range of base cupboards and drawers under granite worktops with wall cupboards over with concealed lights. Built-in electric fan assisted double oven and grill, built-in microwave, four ring Calor gas hob with extractor fan and light over, integral dishwasher, breakfast bar, radiator, TV and telephone points.

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CONSERVATORY

3.96m x 2.26m (13ft x 7.4ft)

Brick with uPVC sealed double glazed windows and door to garden, door to kitchen, radiator, access to:

SIDE ENTRANCE PORCH

Radiator, uPVC sealed double glazed stable door, built-in storage cupboard and uPVC door to:

OFFICE

4.98m x 3.18m (16.3ft x 10.4ft)

(Max) With fitted double shelved cupboard, radiator, uPVC sealed double glazed door to garden, door to: CLOAKROOM with low level WC and hand basin.

UTILITY

5.61m x 2.82m (18.4ft x 9.3ft)

With stainless steel single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over. Space and plumbing for washing machine and space for dryer. Oil fired boiler. Door to:

STORAGE ROOM

5.61m x 5.49m (18.4ft x 18ft)

With two up-and-over doors and with power connected.

MASTER BEDROOM

4.5m x 3.28m (14.8ft x 10.8ft)

Radiator, door to:

DRESSING ROOM

3.1m x 1.6m (10.2ft x 5.2ft)

Tiled floor, fitted range of wardrobes and open access to:

EN-SUITE

3.1m x 1.6m (10.2ft x 5.2ft)

Fully tiled walls and floor, large shower cubicle with electric shower unit, pedestal hand basin and low level WC. Radiator, two wall cabinets.

BEDROOM TWO

4.5m x 3.81m (14.8ft x 12.5ft)

Double radiator, range of built-in wardrobes, TV & telephone points.

BEDROOM THREE

4.47m x 3.18m (14.7ft x 12.5ft)

Radiator and TV point.

BEDROOM FOUR

3.23m x 2.67m (10.6ft x 8.10ft)

Radiator and TV point.

FAMILY SHOWER ROOM

3.25m x 2.82m (10.8ft x 9.2ft)

Having internal window overlooking the side entrance porch, radiator, electric wall heater, wood effect vinyl flooring, mermaid board walls and built-in storage cupboard. Large walk-in shower cubicle with waterfall shower head, vanity hand basin, high rise WC. Two mirror wall cabinets, heated towel rail, radiator and fitted double shelved storage cupboard.

OUTSIDE - RANGE OF OUTBUILDINGS

TIMBER GARAGE

4.88m x 3.35m (16ft x 11ft)

With double wooden doors with lean-to TRAILER STORE.

TIMBER & FELT WORKSHOP

4.78m x 2.95m (15.7ft x 9.7ft)

Double doors to the front and side entrance. Power and light connected. Two further timber and felt garden STORE SHEDS, further OPEN STORE, ALUMINIUM FRAMED VICTORIAN STYLE GREENHOUSE (may be available).





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THE GARDENS

The property is approached over a substantial wide gravel driveway, providing ample parking for four vehicles. Secure gated access to the side leading to the main gardens which are slightly elevated with slabbed area and a small veranda to the side porch. Beyond are lawn gardens with brick built fish pond and waterfall surrounded by walled sunken garden and shrubbery. Timber hexagonal SUMMER HOUSE and further fenced gardens all of which are secure for dogs. Exterior and interior intruder alarm systems. Outside lights and cold water tap. There is also a patio/play area with raised vegetable garden at the rear of the bungalow.

THE PLOT

The property occupies a plot of approximately 0.60 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water & drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.



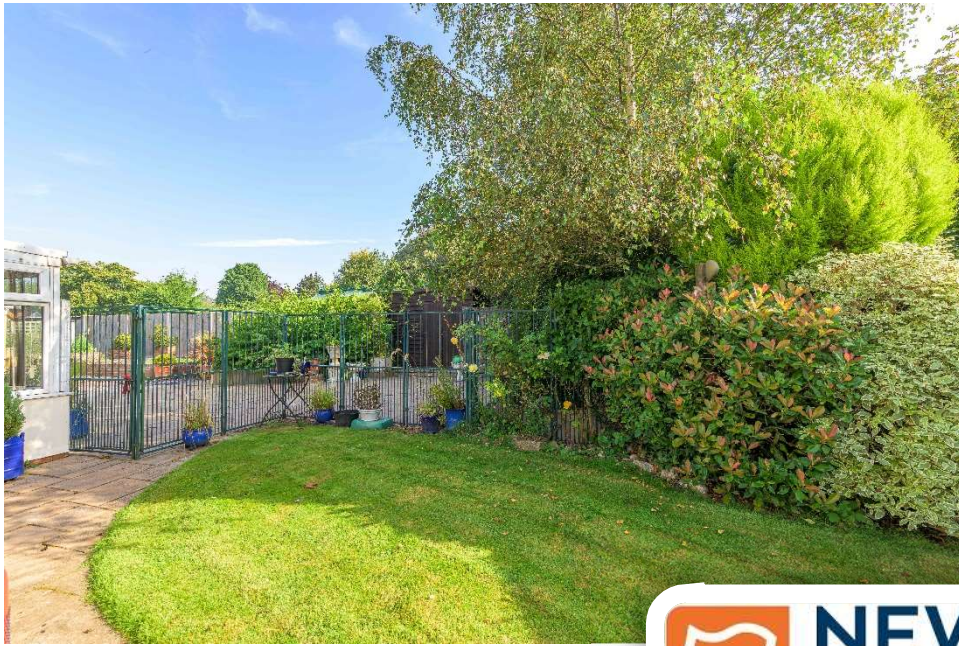


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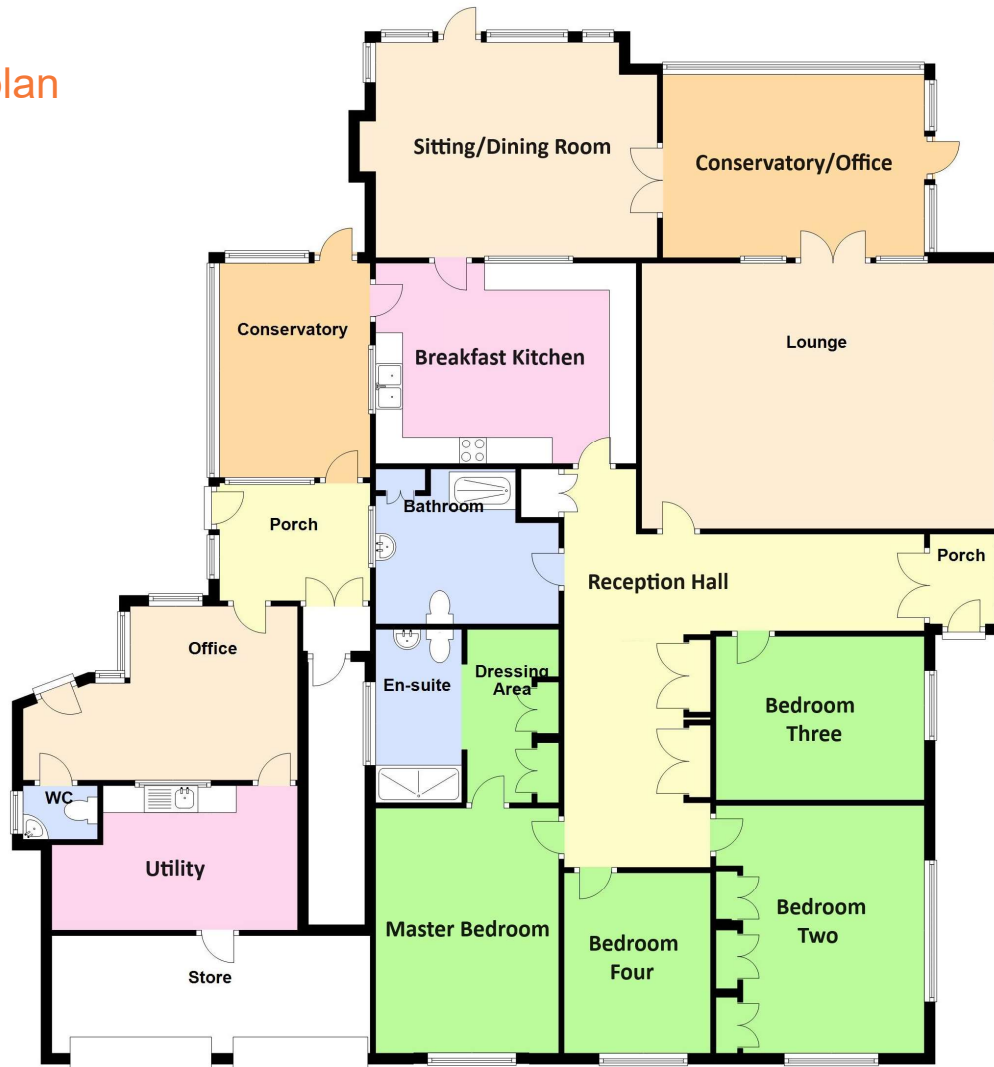
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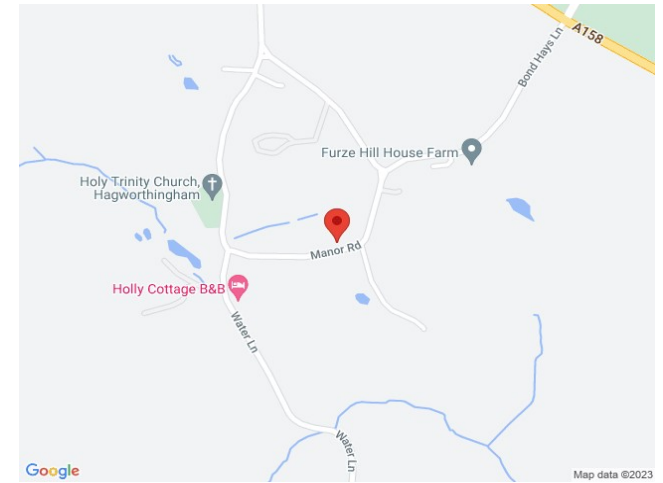
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Floorplan



Total area: approx. 256.2 sq. metres (2757.8 sq. feet)



AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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