



***Tarshyne, Bond Hays Lane,
Hagworthingham, PE23 4LH
Asking Price Of £365,000***



- Spacious Detached Bungalow
- Stunning Village Location
- 4 Double Bedrooms
- 3 Reception Rooms
- Elevated Plot with Stunning Views
- Oil Central Heating, uPVC Units

Offered to the market is this deceptively spacious four bedroom bungalow set in lovely gardens on an elevated plot with stunning views, together with a single integral garage and driveway for parking. Set in the centre of this much sought after rural village, located in the heart of the Lincolnshire Wolds, an area of Outstanding Natural Beauty, and is within easy commuting distance of the market towns of Horncastle and Spilsby.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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Hagworthingham is on the frequent bus service to The East Coast resorts and the Cathedral City of Lincoln, where trains to London can be accessed. The property is approached over a concrete driveway and with steps leading to both the side and front door.

ENTRANCE HALL Having two radiators, wall thermostat and access to the roof void.

LOUNGE 14' 2" x 13' 8" (4.32m x 4.17m) Having feature open fireplace with decorative cast iron in-set in oak surround, radiator, TV aerial point and open access to:

DINING AREA 13' 9" x 8' 0" (4.19m x 2.44m) Having radiator, sealed double glazed sliding patio doors to side patio area, door to boiler room housing the oil fired boiler.

INNER HALLWAY With two built-in cloaks cupboards and door to:

CLOAKROOM Having low level WC, corner hand basin, extractor fan and part boarded walls.

SIDE ENTRANCE HALLWAY With radiator, worktops with space and plumbing under for washing machine and space for tumble dryer.

OFFICE 11' 2" x 6' 4" (3.4m x 1.93m) With radiator and telephone point.

BREAKFAST KITCHEN 13' 3" x 11' 0" (4.04m x 3.35m) Having 1½ bowl single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops. Leisure Cook Master electric range cooker with two ovens and grill, six ring ceramic hob with extractor fan and light over, radiator and skirting lighting.

BEDROOM ONE 13' 3" x 11' 2" (4.04m x 3.4m) With radiator. Large feature bay window to the front elevation and large walk-in wardrobe.

BEDROOM TWO 18' 0" x 8' 0" (5.49m x 2.44m) (Average) Having radiator, large feature bay window to the side elevation, built-in double wardrobe with double cupboard over.

BEDROOM THREE 13' 4" x 9' 3" (4.06m x 2.82m) With radiator and views over the rear garden.

BEDROOM FOUR 10' 6" x 9' 4" (3.2m x 2.84m) Having radiator and laminate flooring.

BATHROOM 10' 1" x 8' 3" (3.07m x 2.51m) Having free standing roll top bath on claw feet having antique style mixer taps and separate shower tap, large walk-in shower cubicle with waterfall shower head, vanity hand basin, radiator/towel rail, inset ceiling lights and extractor fan.

OUTSIDE - INTEGRAL GARAGE With up-and-over door and with power and light connected.

THE GARDENS The property is on an elevated plot with concrete driveway and parking area. Steps lead to both the front door and side. To the side is a slabbed patio area and footpaths, gravelled garden for ease of maintenance. To the rear are footpaths and a large slabbed patio area with timber and felt **GARDEN STORE SHED**, lawn garden and beyond are some stunning views over the Wolds countryside.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band E.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the carpets and curtains. Other items may be available by separate negotiation.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		