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AWARDS

2023  
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BEST  
ESTATE AGENT GUIDE  
2023 : EXCEPTIONAL  
SALES



Escafield, 1 Hagnaby Road

Old Bolingbroke, Spilsby, Lincolnshire. PE23 4HJ



# Escafield, 1 Hagnaby Road Old Bolingbroke



A three-bedroom semi-detached dormer style bungalow occupying a generous plot in the sought-after village of Old Bolingbroke with views to the front over Bolingbroke castle. The property has scope for extension (subject to the necessary consents) and occupies a plot extending to approx. 0.35 acres, with grounds harnessing potential to create an amazing outdoor space. The accommodation would benefit from a scheme of update/refurbishment.

There is ample off-road parking and a good brick garage sized workshop/store with a rather high threshold for a garage.

## ACCOMMODATION

Approached up a gradual sloping walkway with hand rails, through uPVC double glazed obscure door to:

**Hallway** with uPVC double glazed window to front; carpeted staircase to first floor, radiator, tiled floor, ceiling light, telephone point and power point. Doors to dining kitchen and to:

**Sitting Room** having uPVC double glazed window to front aspect; carpeted floor, radiator, TV point, telephone point, ceiling light and multiple power points.

**Dining Kitchen** having uPVC double glazed windows to front and rear with obscure door to rear; a good range of storage units to base and wall levels, including open display shelving, aluminium sink and drainer inset to roll edge worktop. New World stove beneath extractor canopy, space and connections for washing machine, dryer, fridge, freezer. Tiled floor, radiator, loft access hatch, ceiling light and multiple power points, Door to:





**Rear Hallway** having built in under stairs pantry storage, tile effect floor, ceiling light and multiple power points. Doors to bedroom and to:

**Wetroom** with uPVC double glazed obscure window to rear aspect; Mira electric shower fitting, pedestal wash basin and low level WC. Wet room floor, tiles to walls, light and fan to ceiling, radiator, built in storage cupboard.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and multiple power points.

### First Floor

**Landing** with built in storage cupboard, carpeted floor, loft access hatch, ceiling light, and power point. Doors to:

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and multiple power points.

**Bedroom** with uPVC double glazed window to rear aspect; built in storage space, carpeted floor, radiator, ceiling light and multiple power points.

### OUTSIDE

The property is approached from Hagnaby Road, through wood vehicular/personnel gates to front to brick paved parking space. A concrete path leads to the sloping walkway to front door. The front garden is laid to lawn, with further lawned space to the side leading down to the rear garden. There is a paved space for bin store and gas canisters for central heating, and an outside tap.

To the rear of this initial garden space is a brick and tile store/outbuilding, with plant bed to one side and opening through to further garden areas, boasting a range of plant beds down to the end of the garden. In all the plot extends to 0.35 acres.

The boundaries are contained by mixed fencing and hedging; and a brick wall to the initial rear garden on the shared side with the attached property.



## East Lindsey District Council – Tax band: A

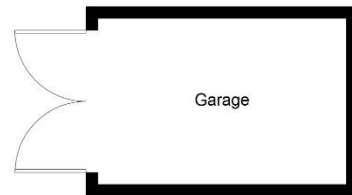
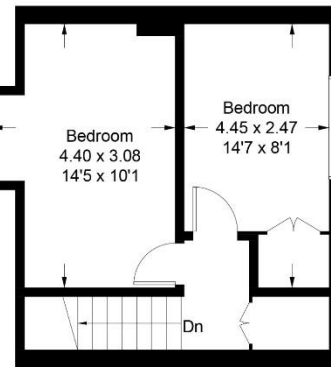
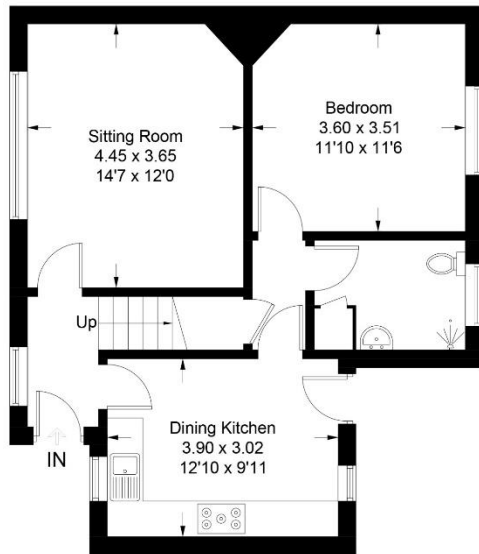
### ENERGY PERFORMANCE RATING: G

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY  
Tel: 01507 522222; Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org); Website: <http://www.robert-bell.org>  
Brochure prepared 13.11.2023

### 1 Hagnaby Road

Approximate Gross Internal Area = 84.1 sq m / 905 sq ft  
(Excluding Garage)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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