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Amberwood

Manor Road, Hagworthingham, Spilsby, Lincolnshire. PE23 4LL

BELL
ROBERT BELL & COMPANY

Amberwood, Manor Road, Hagworthingham



Amberwood is a spacious four bedroom detached bungalow, occupying an attractive raised plot (measuring 0.3 acres, sts) in the popular village of Hagworthingham. Situated on Manor Road, the property provides lawned, woodland style and courtyard gardens; expansive accommodation including large bedrooms, living room open to dining room plus breakfast kitchen. Complete with utility, office/store, family shower room and en-suite bathroom – the latter a modern installation with free standing bath on ball and claw feet.

Alongside the excellent garden spaces are paved patio seating areas; external store and integral garage, with ample off road parking for multiple vehicles to the driveway; which leads up the side to maintain the secluded nature of the garden.

ACCOMMODATION

Entrance Hallway with uPVC obscure double glazed entrance door, tiled floor, ceiling light and power point. Doors to side hallway and to:

Utility having uPVC double glazed window to rear aspect; worktop with space and connections beneath for washing machine and dryer, tiled floor, ceiling light and power points.

Side Hallway with tiled floor and ceiling light. Open doorway to hallway and door to:

Breakfast Kitchen having uPVC double glazed window to front aspect; an excellent range of modern storage units to base and wall levels, composite sink and drainer inset to roll edge wood worktop with space and connections for under counter dishwasher and fridge, electric cooker beneath extractor canopy. Tiled floor, electric heater to wall. Ceiling light and power points. Open doorway to:





Front Lobby with uPVC double glazed door to front aspect; tiled floor, ceiling light and power points.

Hallway having uPVC double glazed full height window to front aspect; built in storage cupboard and airing cupboard, tiled floor, loft access hatch, storage heater, ceiling lights and power points. Door to further accommodation including:

Store / Office with uPVC double glazed window to front aspect; tiled floor, telephone point, ceiling light and power points.

Living Room having uPVC double glazed bay window to front aspect; circular window to side aspect; wood burning stove to wall recess, carpeted floor, TV point, storage heater to wall, wall and ceiling lights and power points. Open archway to:

Dining Room (currently bedroom) with uPVC double glazed window to side aspect; carpeted floor, storage heater to wall, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, electric heater to wall, ceiling light and power points.

Master Bedroom having uPVC double glazed window to side aspect; carpeted floor, electric heater to wall, ceiling light and power points. Door to:

En suite Bathroom having uPVC obscure double glazed window to side aspect; free standing bath on ball and claw feet, wash hand basin inset to storage unit, wetroom style open shower cubicle with electric shower over and low level WC. Tiles to floor with underfloor heating, wall mounted heated towel rail, louvre door storage space, electric wall heater, tiles to walls, ceiling spotlight fittings and extractor fan.

Bedroom (currently hobby room) with uPVC double glazed window to rear, window and patio door to side aspect; carpeted floor, wall mounted electric heater, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, wall mounted electric heater, ceiling light and power points.





Family Shower Room having uPVC obscure double glazed window to side aspect; corner shower cubicle with electric shower over, pedestal wash hand basin and low level WC. Storage units beneath worktop, tile effect flooring, tiles to half height to majority of walls, wall mounted electric heater, ceiling light and extractor fan.

OUTSIDE

The property is approached to the side off Manor Road via the tarmac driveway, providing ample off road parking space for multiple vehicles and access to the **Integral Garage** with up and over door, ceiling access hatch to storage space, light and power.

A pedestrian gateway leads off the driveway to the walled courtyard at the rear, with raised central pond, pergola and paved/gravel space. Wood door to useful garden **Store** with light.

The garden area is mainly to the frontage with open lawn space to the centre and woodland style garden areas to the front and side, boasting a wealth of established flowers, shrubs and trees with paved paths crossing these areas. Leading off the front of the property is a paved perimeter path with platform paved seating spaces to the front and side.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: the

Mains water, and electricity – Dimplex Quantum Storage Heaters and Q-Rad electric radiators

Private drainage -fully compliant

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;

Website: <http://www.robert-bell.org>

Brochure prepared 7.12.2023







Approximate total area¹⁾

1909.88 ft²

177.43 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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DISCLAIMER

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