



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award
2023 feefo^{co}



The Nook

Church Lane, Hagworthingham, Spilsby, Lincolnshire. PE23 4LP





The Nook, Church Lane, Hagworthingham

NO ONWARD CHAIN! The Nook is a modern, energy efficient bungalow providing flexible accommodation to suit a range of requirements; with bathroom and bedroom facilities to the ground and first floors lending the property to multi-generational living. With space for up to five bedrooms, the Nook enjoys a dual aspect living room (facing South & West), kitchen open to dining room supported by pantry store and utility. A family bathroom, master bedroom with en-suite and two bedrooms (currently used as office and study) complete the ground floor; with two particularly spacious bedrooms and shower room to the first.

Built to an architect's design in 2021 by well respected, local builder Paul Jackson, with new-build warranty until October 2031. The property provides underfloor heating throughout, with zoned controls enabling intricate room-by-room instruction. The ground floor heat pump contributes heavily to the excellent EPC 'B' rating with RHI payments available until December 2028.

The property occupies an elevated position off Church Lane occupying a plot of approx. 0.54 acres (sts), with gravel driveway providing multiple parking spaces. The lawned gardens sweep across the front and up the side, opening out to the rear and sloping up to the rear boundary; boasting views of the arable farmland beyond.



ACCOMMODATION

Hallway having UPVC double glazed front entrance door with matching side panel, spindle and balustrade staircase to first floor, built in under stairs storage unit, ceramic flooring, ceiling light and power points. Doors to accommodation including:

Living Room with uPVC double glazed windows to sides and front aspects; ceramic flooring, TV point, ceiling light and power points.



Utility/ Boot Room having uPVC double glazed door to side aspect; a good range of storage units to base and wall levels, sink and drainer inset to square edge worktop with Beko washing machine and dryer beneath. Ceramic flooring, built in storage space housing the hot water cylinder, ceiling light, extractor fan and power points.

Dining Kitchen having uPVC double glazed windows to side aspect with sliding doors to rear stepping out on to patio; a good range of modern storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to square edge worktop, Zanussi cooker and hob beneath extractor canopy. Ceramic flooring, TV point, ceiling lights, and power points. Walk in pantry cupboard, with light and power, space for upright fridge freezer (no underfloor heating to this space)

Bedroom / Dining Room with uPVC double glazed window to rear aspect; ceramic flooring, ceiling lights and power points.

Bedroom / Study with uPVC double glazed window to rear aspect; ceramic flooring, TV point, ceiling lights and power points.

Family Bathroom having uPVC obscure double glazed window to side aspect; P shaped panel bath with board surround, pedestal wash hand basin and low level WC. Ceramic flooring, shaver socket, extractor fan and ceiling light.

Master Bedroom with uPVC double glazed window to front aspect; ceramic flooring, ceiling light and power points. Door to:

En-suite Shower Room having uPVC obscure double glazed window to front aspect; walk in shower cubicle with board surround, pedestal wash hand basin, low level WC, ceramic flooring, shaver socket, extractor fan and ceiling light.

First Floor Gallery Landing having skylights to front aspect; wood laminate flooring, ceiling light and power points. Doors to:

Bedroom with skylight to rear aspect; wood laminate flooring, curtained off storage space, ceiling light and power points.

Shower Room having walk in shower cubicle with board surround, pedestal wash hand basin, low level WC, ceramic flooring, ceiling light and shaver socket.

Bedroom with skylight to rear aspect; curtained off storage space, wood laminate flooring, ceiling light and power points.





OUTSIDE

The property is approached via a gravel driveway, opening out to parking with space for multiple vehicles. There is space, and planning permission granted, for a single garage to this area. External lights, external water tap and power point.

The front, side and rear gardens are laid to lawn, graduating up from the road and towards the rear boundary, from which the property enjoys views across the rolling arable farmland of this excellent village, on the southern edge of the Lincolnshire Wolds (AONB). A gravelled path circles the property, with paved patio and storage space set to the rear.

THE AREA

Hagworthingham is a popular village to the South of the Lincolnshire Wolds (Area of Outstanding Natural Beauty). With the village home to a public house and café, a wider range of services and amenities are available in the Georgian market town of Horncastle, six miles to the West. Public transport links make for easy access to Horncastle, as well as the Lincolnshire coast & the county city of Lincoln.

East Lindsey District Council- Tax band: E

ENERGY PERFORMANCE RATING: B

Mains water, electric, Private drainage to Package treatment system

Electric Air Source Heat Pump – underfloor heating.

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;

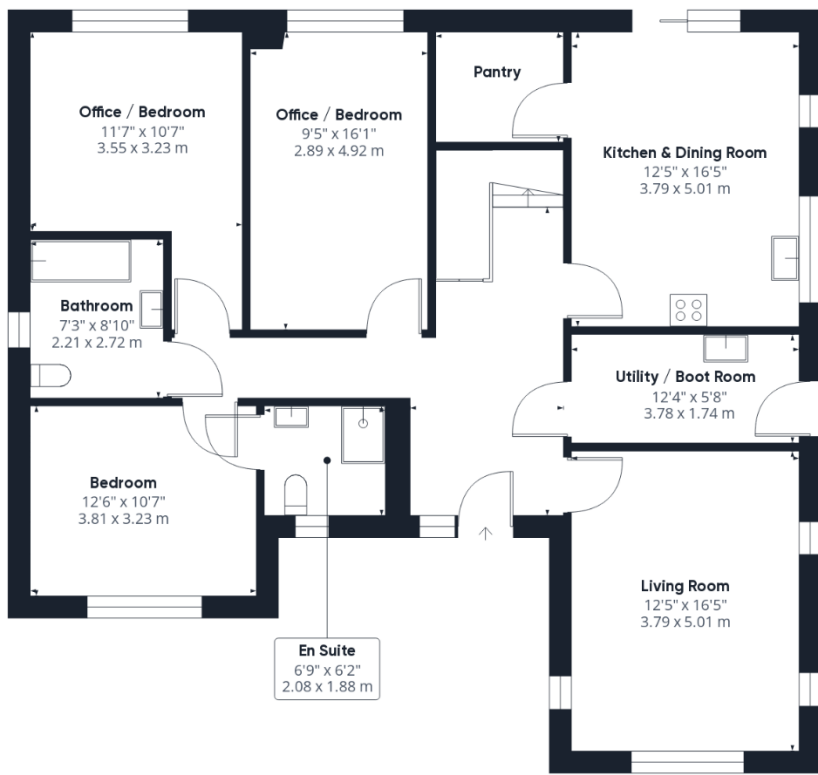
Email: horncastle@robert-bell.org;

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

Brochure prepared 11.3.24







Ground Floor

Approximate total area⁽¹⁾

2059.16 ft²

191.3 m²



DISCLAIMER

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