



**BRITISH
PROPERTY
AWARDS**

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



**Gold Trusted
Service Award**

2023 feefo



Rose Cottage

Main Street, Hagworthingham, Spilsby. PE23 4NA





Rose Cottage Hagworthingham

Rose Cottage is a four-bedroom detached family home, boasting two large reception rooms, and gardens to front and rear. Set in the popular village of Hagworthingham; on the main Lincoln to Skegness bus route. Good schools in Horncastle and Spilsby (both 5 miles away) and within walking distance of the village pub and two cafes. Views to the rear of the property over farmland and the rolling hills of the Lincolnshire Wolds.

ACCOMMODATION

Entrance Hallway having uPVC obscure double glazed front entrance door with uPVC obscure double glazed windows to sides; wood flooring, staircase up to first floor, radiator and ceiling light. Door to:

Living Room having uPVC double glazed windows to front and side aspects; feature cast iron fireplace with wood mantle, wood flooring, radiator, TV point, wall lights and power points. Door to:

Dining Kitchen having uPVC double glazed door and window to side, aluminium sliding doors to rear garden; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop, Logik oven and four ring hob beneath extractor canopy. Wood effect flooring, radiator, ceiling spotlights and power points. Doors to under stairs storage space, lounge, living room and:

Utility / Cloakroom having uPVC obscure double glazed window to rear aspect; floor standing oil fired Worcester green star combi boiler, space and connections for washing machine. Wood effect flooring, low level WC, pedestal wash hand basin, radiator and ceiling light.





Lounge having uPVC double glazed windows to front and side aspects; fireplace with exposed brick surround; slate hearth and pine mantle, carpeted floor, radiator, TV point, wall and ceiling lights and power points.

First Floor

Landing with wood obscure single glazed window to front aspect; carpeted floor, radiator and ceiling light. Doors to first floor accommodation.

Bedroom with uPVC double glazed windows to front and side aspects; carpeted floor, loft access hatch, exposed ceiling beam, radiator, ceiling light and power points.

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

Bathroom having uPVC obscure double glazed window to rear aspect; panel bath with shower over; tile surround, pedestal wash hand basin and low level WC. Tile effect flooring, radiator and ceiling spotlights.

Bedroom having uPVC double glazed window to rear aspect; built in storage space, ceiling beam, carpeted floor, radiator, ceiling spotlights and power points.

Bedroom having uPVC double glazed window to front aspect; built in wardrobe storage space, carpeted floor, radiator, exposed ceiling beam, ceiling light and power points.

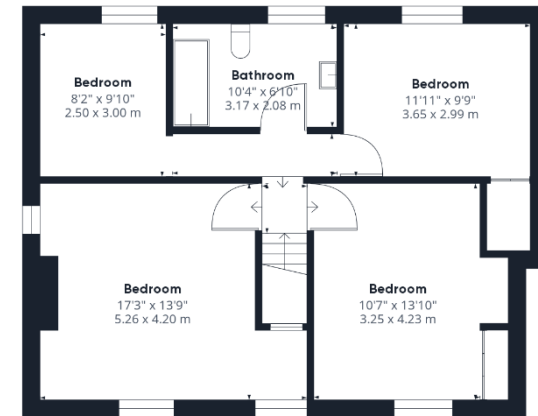
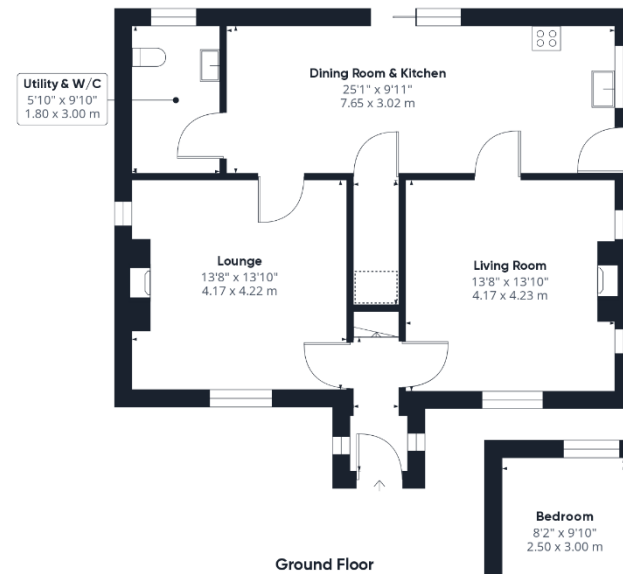


OUTSIDE

The property is approached to the front via a tarmac driveway with turnaround space, providing ample off road parking for multiple vehicles.

There is a 10ft square concrete base which currently has a small wooden garden shed on it.

The front and rear gardens are laid to lawn, with a view from the rear across neighbouring arable farmland and to the rolling Lincolnshire Wolds hills beyond.



Approximate total area¹⁾

1439.84 ft²
133.77 m²

Reduced headroom

10.42 ft²
0.97 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

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...

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