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PROPERTY
AWARDS**

2023
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**Gold Trusted
Service Award**
2023 feefo



High Croft
Bond Hays Lane, Hagworthingham, Spilsby. PE23 4LH





High Croft

Hagworthingham, Spilsby

Highcroft is a 4/5 bedroom detached family home, built 2017, set to an attractive half acre plot with rural views in the popular village of Hagworthingham. The property provides flowing, spacious living accommodation set with high ceilings and underfloor heating throughout the ground floor.

With double garage and ample driveway parking for multiple vehicles, Highcroft is set back from the road with lawned space to the front, and a large rear garden with patio leading off the garden room, and lawn sleeping down and across the back.

The property is set to the edge of the Lincolnshire Wolds village of Hagworthingham, with views to the front and rear across to the rolling hills of arable farmland so typical of this designated Area of Outstanding Natural Beauty. The market towns of Horncastle and Spilsby, both offering a full range of services and amenities, are located six miles away. The Lincolnshire coastline is 15 miles to the East; the county capital of Lincoln 25 miles to the West.



ACCOMMODATION

Entrance Porch with wood composite front entrance door. Tiled floor, ceiling spotlights and power points. Wood double glazed double doors with matching side panels to:

Hallway with staircase up to first floor and built in under stairs storage space, tiled floor, light to vaulted ceiling and power points. Doors to ground floor accommodation including:

Dining Room with uPVC double glazed window to front aspect; carpeted floor, ceiling light and power points.



Breakfast Kitchen having uPVC double glazed window to rear aspect; an excellent range of modern kitchen units to base and wall levels plus full height cupboards, integrated fridge, freezer, dishwasher; Bosch oven and grill, microwave and warming drawer, induction hob beneath extractor canopy. Tiled floor, ceiling spotlights and power points. Sliding wood double doors to living room, wood door to boot room. Wood double glazed French doors to rear, with matching side panels, to:

Garden Room with uPVC double glazed windows to sides and rear, French doors to rear aspect; skylight to ceiling recess, tiled floor and power points.

Boot Room with uPVC doors to front and rear aspects; tiled floor, ceiling light and power points. Door to:

Utility with uPVC double glazed window to side aspect; a good range of storage units to base and wall levels plus series of full height pantry cupboards, sink and drainer inset to roll edge worktop surface with space and connections for under counter washing machine and dryer. Tiled flooring, ceiling lights and power points. Doors to garage and to:

Cloakroom comprising uPVC double glazed obscure window to rear aspect; low level WC, ceramic wash hand basin inset to storage unit with roll edge counter top, tiled floor and ceiling spotlights.

Living Room having uPVC double glazed windows to side and rear aspects; electric fire inset to polished stone surround with tiled hearth, carpeted floor, TV points and power points.

Office / Guest Bedroom with uPVC double glazed window to front aspect; carpeted floor and power points.

First Floor

Gallery Landing with uPVC double glazed window to front aspect; double door built in storage space, carpeted floor, ceiling spotlights and power points. Doors to first floor accommodation, including;

Master Bedroom having uPVC double glazed window to rear aspect; door to walk in wardrobe, carpeted floor, radiator, ceiling spotlights and power points. Door to:

En-suite Bathroom having uPVC double glazed window to front aspect; bath inset to tiled surround with storage cupboards, pedestal wash hand basin with illuminated mirror and tiled splash back, walk in shower cubicle with tiled surround and low level WC. Tiled floor, heated towel rail and ceiling spotlights.





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

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

Bathroom having uPVC double glazed window to side aspect; panel bath with tiled surround, pedestal wash hand basin with illuminated mirror over and low level WC. Tiled floor with underfloor heating, heated towel rail and ceiling spotlights.

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

En-suite Shower Room corner shower cubicle with tiled surround, pedestal wash hand basin with illuminated mirror over, tiled floor, heated towel rail and ceiling spotlights.

OUTSIDE

The property is approached to the front, with thick mature hedging screening from the road; driveway accessed to the side, laid to brick pavers and providing ample off road parking space for multiple vehicles, and turn around. To the side stands the **Double Garage** with electric roller shutter wide double door, space and connections for upright fridge and freezer, housing water cylinder and associated system, light and power.

The front garden is laid to lawn, which sweeps around the side of the garage and across the rear – from which extends the initial grassed space, sloping down to further lawn at the base of the garden. With views beyond across neighbouring paddock and to rolling hills through mature trees beyond, the garden enjoys sunlight throughout the day. To one corner stands a timber garden store; paved patio seating leads off the garden room with a range of established planters.

East Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: Air Source Heat Pump

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.

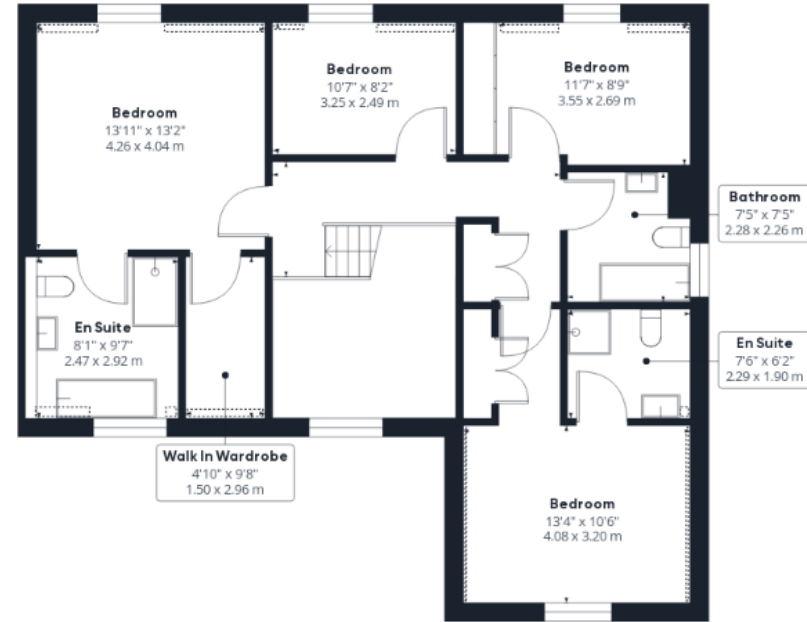
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2664.09 ft²

247.5 m²

Reduced headroom

21.58 ft²

2 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.

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