



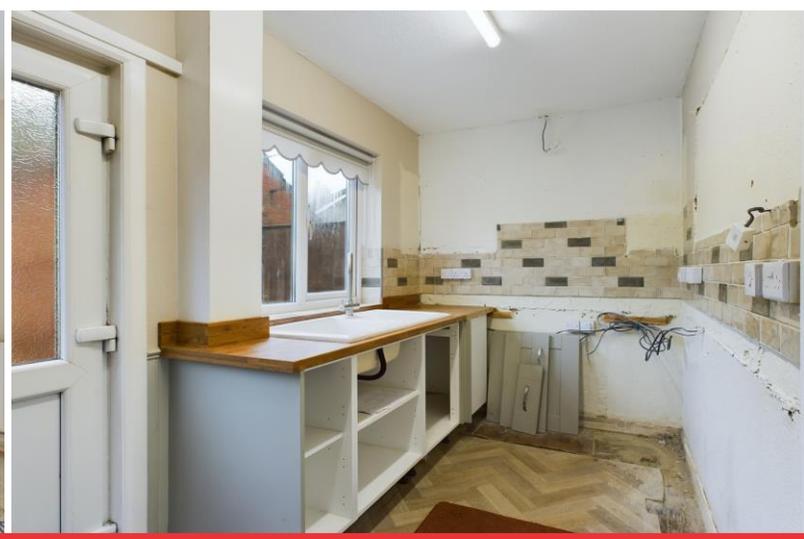
1 Manor View Cottage

Manor Road, Hagworthingham, Spilsby. PE23 4LL



1 Manor View Cottages is a two-bedroom, semi-detached property set to a pleasant position in this popular village. Requiring a scheme of updating / renovation, the property boasts garden spaces to the front and rear, parking and outhouse with W/C and fuel store.

Internal accommodation comprises living room, kitchen, pantry store; two bedrooms and bathroom.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

I Manor View Cottage, Hagworthingham

ACCOMMODATION

Hallway having uPVC double glazed obscure front entrance door, carpeted staircase with hand rails to first floor, carpeted floor, radiator and ceiling light. Door to:

Living Room with uPVC double glazed window to front aspect; radiators, ceiling light and power points. Door through to:

Kitchen having uPVC double glazed obscure door to rear aspect, windows to side and rear aspects; storage units to base level, sink and drainer inset to wood effect roll edge worktop. Built in under stairs pantry storage space, radiator, wood effect laminate flooring, ceiling light and power points.

First Floor

Landing with carpeted floor, loft access hatch and ceiling light. Doors to first floor accommodation including:

Bedroom 1 having uPVC double glazed window to front aspect; built in airing cupboard and wardrobe space, radiator, ceiling light and power points.

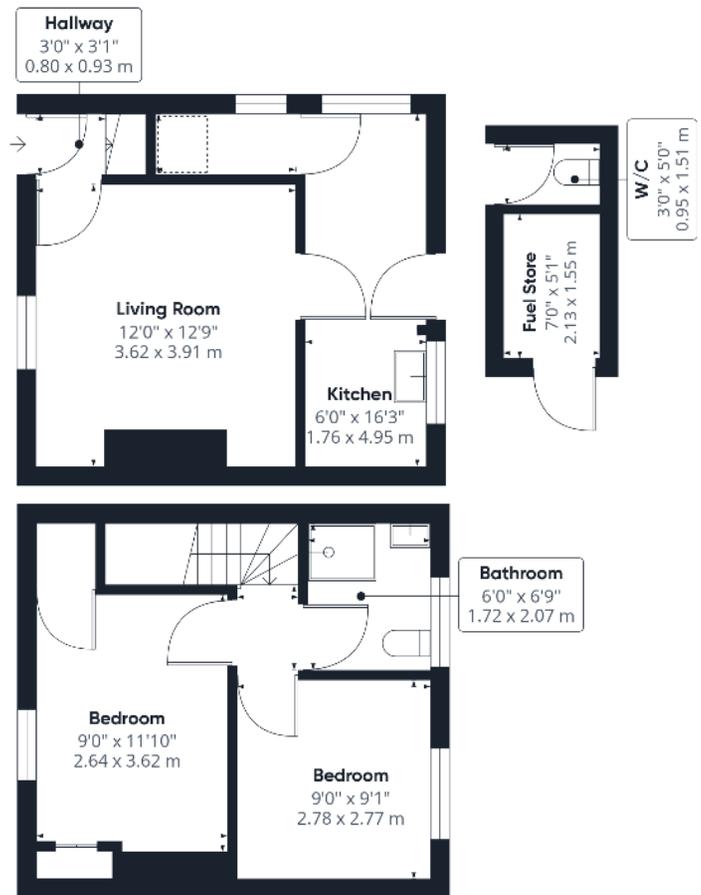
Bedroom 2 with uPVC double glazed window to rear aspect; radiator, ceiling light and power points.

Shower Room having uPVC double glazed obscure window to rear aspect; corner shower cubicle with monsoon and regular head over, wash hand basin inset to vanity unit and low level WC. Vinyl flooring, heated towel rail and ceiling light.

OUTSIDE

The property is approached to the front through front pedestrian gate and via stone chipped concrete path to the front door, with the front garden laid to gravel containing a range of mature roses; the boundaries contained my mixed hedging. A personnel gate secures the front from the rear.

Vehicular access to the property leads behind no. 2 and to the paved space laid out at the rear - contained by hedging to side and flanked by a generous brick and tile **Outbuilding** comprising fuel store and gardener's WC and oil tank.



East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: E

Mains water, electricity, drainage. Oil fired central 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 11.7.2024



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



www.robert-bell.org

