



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER
ESTATE AGENT
IN HORNCastle



Belon
High Street, Hagworthingham, Spilsby, Lincolnshire. PE23 4NA

BELL



Belon

High Street, Hagworthingham

Belon is a three-bedroom, detached bungalow; offering spacious accommodation alongside generous garden spaces to the front and rear, and driveway parking plus garage. Requiring a scheme of updating, and offered to the market with no onward chain, the property comprises: a large living room, kitchen, three bedrooms and bathroom. The rear has potential to enjoy views across the neighbouring arable farmland to the south.

The property occupies a position set back from the main road in the sought after village of Hagworthingham. 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

Hallway having uPVC obscure double glazed, leaded glass front entrance door with matching side panel, of L shaped proportions; carpeted floor, built in airing cupboard, wall mounted electric heater, loft access hatch and ceiling lights. Doors to accommodation including:

Living Room with uPVC double glazed windows to side and rear aspect; carpeted floor, electric heaters, TV point, ceiling light and power points. Door to:

Kitchen having uPVC double glazed window to front, obscure patio door to side aspect; range of storage units to base and wall levels, sink inset to roll edge worktop



with space and connections for under counter washing machine and fridge. Vinyl flooring, ceiling light and power points.

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

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, electric heater, TV point and power points.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, electric heater, ceiling light and power point.

Bathroom having uPVC double glazed obscure window to front aspect; bath with tiled surround, pedestal wash hand basin and low level WC. Tiled floor, electric heater and ceiling light.

OUTSIDE

The property is approached to the front via a long gravel driveway leading to a **Single Garage** with up and over door and personal door to the rear.

The gardens to the front and rear are of a generous size, laid to lawn with a range of established shrubs and trees. With mixed fencing to the boundaries, the rear (once vegetation has been contained) enjoys views to the south across arable farmland.



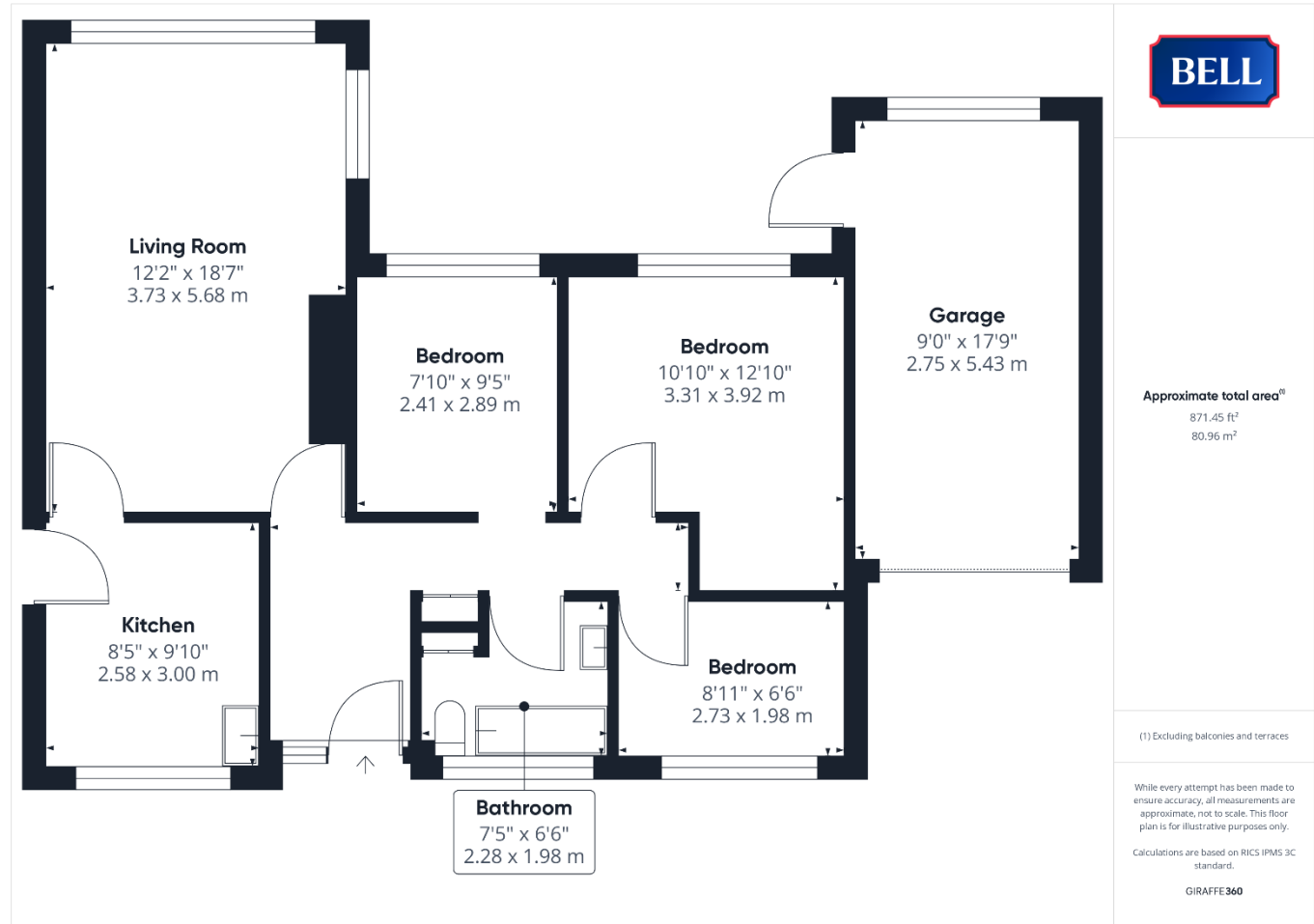
East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: E

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 12.8.2024



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.



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

www.robert-bell.org

