



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Copper Beech

Aswardby Road, Harrington, Spilsby, PE23 4NL

BELL



Copper Beech

Harrington

Copper Beech is an excellent four-bedroom bungalow, boasting attractive grounds totalling over a quarter of an acre (sts) to the attractive Lincolnshire Wolds hamlet of Harrington; within the designated Area of Outstanding Natural Beauty. Providing well-presented accommodation, including a spacious living/dining room with a bright, South-Westerly aspect. Alongside a generous kitchen, four bedrooms, shower room and front and rear porches, the property enjoys a garage, ancillary garden store, range of timer framed storage space and a gardener's W/C. The property benefits from photovoltaic (solar) panels.

Harrington is conveniently located within six miles of Alford and Spilsby, and eight from Horncastle – a trio of market towns providing a full range of services and amenities plus primary and secondary schooling. Harrington is home to locations which inspired the works of the great poet, Alfred Lord Tennyson.

ACCOMMODATION

Entrance Porch with uPVC double glazed obscure French doors to front, tiled floor and wood single glazed obscure door and side window to:

Hallway with carpeted floor, built in storage space, radiator, loft access hatch, gas fired central heating boiler, ceiling lights and power points. Doors to:

Living / Dining Room with uPVC double glazed windows to front and sides; LPG gas fire inset to wood surround, carpeted floor, radiators, wall and ceiling lights and power points.

Kitchen having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, 1 ½ bowl sink and drainer set to roll edge worktop with space and connections for under counter washing machine, upright fridge-freezer. Double Electrolux electric oven. Tiled floor, radiator, service hatch to living/dining room, ceiling light and power points. Floor level fan and heater uPVC double glazed obscure door to:





Rear Porch with uPVC double glazed patio door to side, windows to side and rear aspects; tiled floor, roll edge worktop with space and connection for washing machine, radiator, kinetico water softener and ceiling light.

Shower Room having uPVC double glazed obscure window to rear aspect; walk in shower cubicle with mermaid board surround, pedestal wash hand basin and high-level WC. Tiled floor, heated towel rail, shaver socket and ceiling light.

Bedroom 4 with uPVC double glazed window to rear aspect; carpeted floor, radiator, fitted wardrobe and storage, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to rear aspect; carpeted floor, radiator, fitted wardrobe and storage, ceiling light and power points.

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

Bedroom 3 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

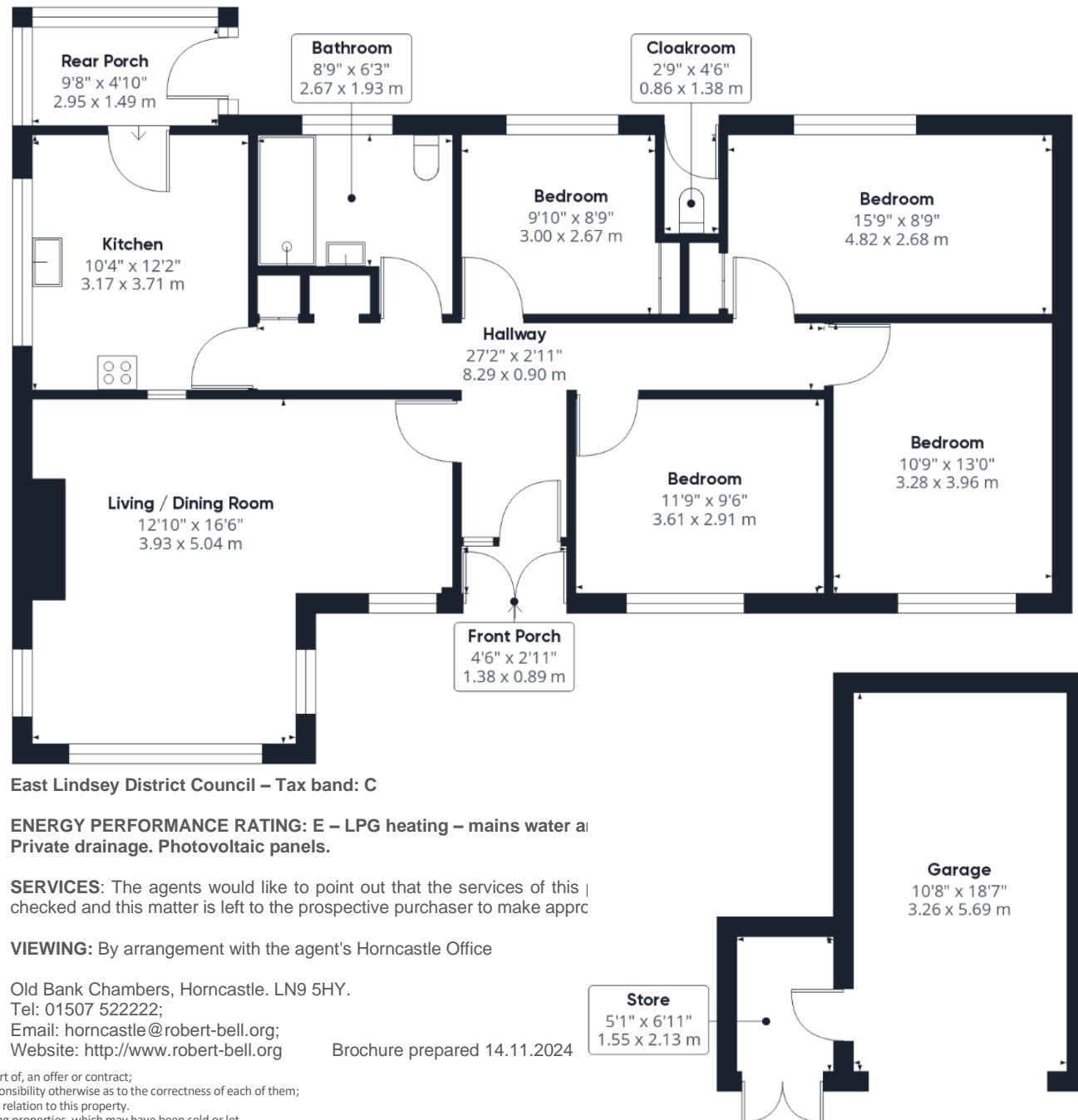
OUTSIDE

The property is approached to the front through five bar vehicle gate, up paved driveway providing ample off road parking space for multiple vehicles and access to the **Single Garage** and ancillary garden store, with light and power plus electric door to garage. Timber storage sheds are situated behind the outbuildings.

The garden wraps around the property, predominately laid to lawn with patio seating spaces throughout and a range of mature flowers, shrubs and trees; including the beautiful copper beech which lends its name to the bungalow. Accessed from the rear garden is a convenient **Gardener's WC** with uPVC double glazed obscure door to front, tiled floor, radiator, low level WC, tiled walls and ceiling light.

The boundaries are contained by mixed hedging and fencing.





East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: E – LPG heating – mains water at Private drainage. Photovoltaic panels.

SERVICES: The agents would like to point out that the services of this | checked and this matter is left to the prospective purchaser to make appr

VIEWING: By arrangement with the agent's Horncastle Office

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