



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Red Lodge
Church Lane, Hagworthingham, Spilsby, Lincolnshire. PE23 4LP

BELL



Red Lodge Hagworthingham

Red Lodge is a substantial detached bungalow, a Potton Home built in 2011, set to an attractive South-facing plot elevated from Church Lane in the Lincolnshire Wolds village of Hagworthingham, a stone's throw from the designated Area of Outstanding Natural Beauty.

Providing flowing reception accommodation to the southern aspect, glazed doors throughout ensure transfer of light across the versatile living spaces. Alongside the breakfast kitchen, garden room and dining room is a showpiece lounge, triple aspect with full height windows to the West, and an excellent brick inglenook fireplace.

The property benefits from underfloor heating throughout. With the plot totalling approx. 0.3 acres (sts), there are generous gardens, driveway parking and a large double garage.



ACCOMMODATION

Storm Porch tiled with wood supports, having wood double glazed obscure entrance door with matching side panels to:

Hallway of L shaped proportions with carpeted floor, built in storage cupboard, loft access hatch, ceiling lights and power points. Doors to accommodation including:

Lounge having wood double glazed full height windows to front, sash windows to side aspects; beautiful, large inglenook fireplace in brick, with curved alcoves to sides, paved hearth and raised platform with stone top for log



burning stove, set beneath an oak mantle, exposed beams to vaulted ceiling, carpeted floor, TV point, wall lights and power points. Wood windowed doors to:

Dining Room with wood double glazed sash window to side aspect; carpeted floor, ceiling light and power points. Wood double glazed doors to:

Breakfast Kitchen having wood double glazed sash window to side aspect; storage units to base and wall levels including glazed shelving, 1 1/2 bowl sink and drainer set to roll edge worktop, integrated fridge, freezer, AEG dishwasher, Neff ovens and grill, CDA warming tray. Tiled floor, ceiling spotlights and power points. Open to:

Garden Room having wood double glazed sash windows to front and side; French doors to rear aspect; carpeted floor, central light to vaulted ceiling, TV point and power points.

Utility having wood double glazed patio door and sash window to rear aspect; storage units to base level, sink and drainer set to roll edge worktop space and connections for under counter washing machine and dryer. Tiled floor, ceiling light and power points. Wood sliding door to pantry storage space, wood door to:

Cloakroom with wood double glazed obscure sash window to rear aspect; low level WC, wash hand basin set to vanity unit, tiled floor and ceiling light.

Office with wood double glazed sash window to rear aspect; carpeted floor, ceiling spotlights and power points.

Bedroom 3 with wood double glazed sash window to rear aspect; carpeted floor, wood glazed doors to built-in wardrobe space, ceiling light and power points.

Master Bedroom with wood double glazed sash window to rear aspect; wood glazed double doors to twin wardrobe spaces, carpeted floor, ceiling light and power points. Door to:

En-suite Shower Room having wood double glazed obscure sash window to front aspect; walk in shower cubicle with tiled surround, shower over, low level WC





and wash hand basin set to vanity unit. Tiled floor and walls, further bevel edge counter top, heated towel rail and ceiling spotlights.

Bedroom 2 with wood double glazed sash window to front aspect; carpeted floor, wood glazed doors to built-in wardrobe space, ceiling light and power points.

Bathroom having wood double glazed obscure sash window to front aspect; P shaped bath with monsoon head shower over, low level WC and wash hand basin set to vanity unit. Tiled floor and walls, heated towel rail and ceiling spotlights. Jack 'n' Jill layout with wood doors to hallway and bedroom 2.

OUTSIDE

The property is approached to the front, via a brick paved driveway with graduating brick walls flanking, to the front turnaround and parking space, continuing to the **Garage** with electric roller shutter door to front, wood double glazed window to rear, wood door to side, light and power. Oil fired Worcester boiler.

The gardens are laid to lawn with a brick paved path circling the property. With mature, established trees, hedging and flower beds throughout, the garden is set beautifully to this hillside location - south facing to enjoy sunlight throughout the day. A brick contained paved patio space leads off the side; behind the garage is a gravelled space housing the greenhouse.

East Lindsey District Council – Tax band: E

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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Brochure prepared 14.1.2025







Approximate total area⁽¹⁾

2440.62 ft²

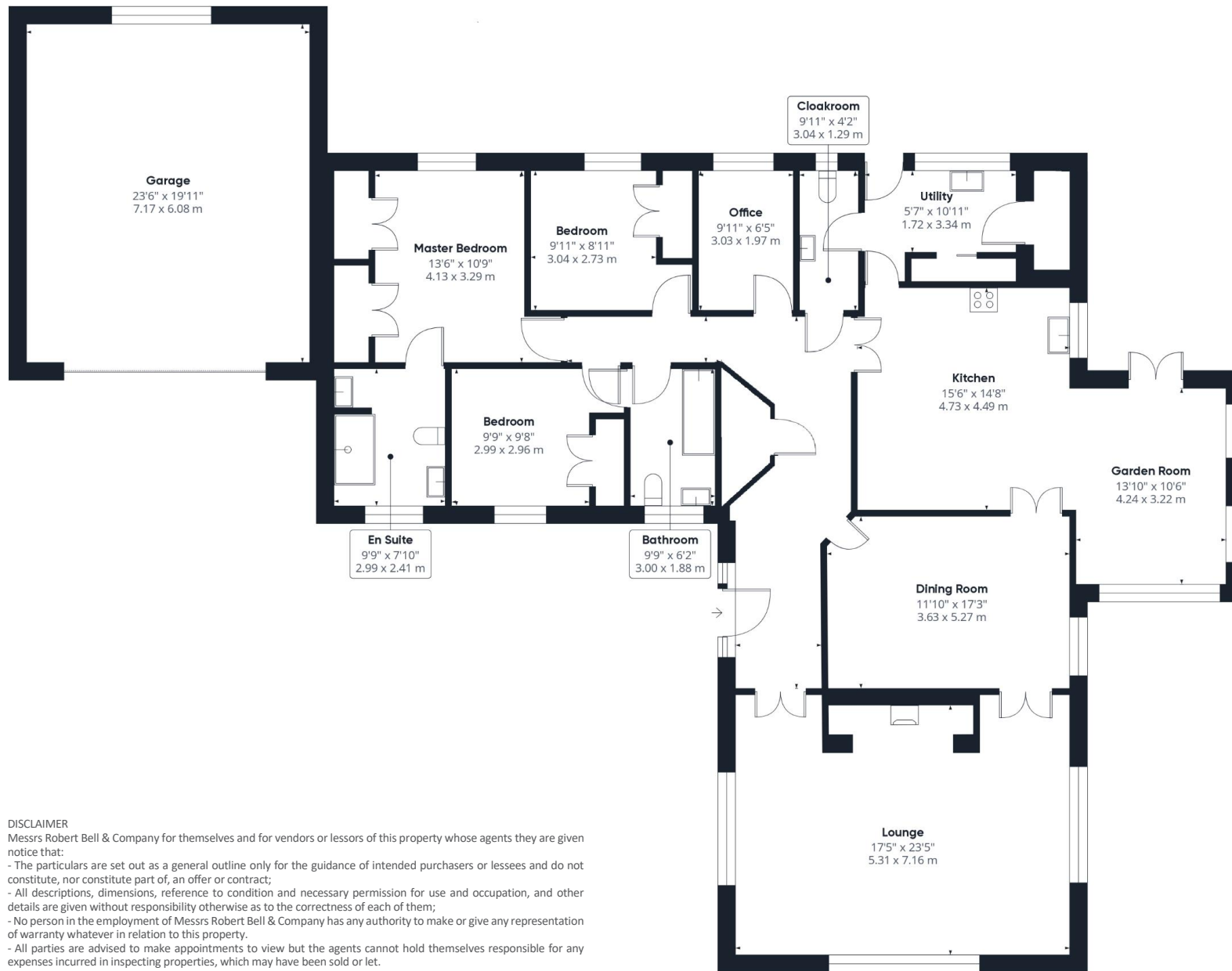
226.74 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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