



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**Whisperwood**

Hagworthingham Road, Raithby, Spilsby. PE23 4DT

**BELL**





## Whisperwood, Raithby

**NO ONWARD CHAIN!** Whisperwood is a spacious bungalow occupying an attractive plot with landscaped front and rear gardens in the popular village of Raithby. Providing spacious accommodation, including three double bedrooms (all with views across a garden), the property enjoys a large living room, dining room and breakfast kitchen alongside garden room and utility. With the addition of a generous tandem garage and versatile annex garden room, the property will suit a wide range of requirements.

Raithby is an attractive mid-Lincolnshire countryside village, home to popular village pub and with public transport links on the Skegness to Lincoln service, stopping in the market town of Horncastle, Wragby and Spilsby en route, the latter providing local amenities two miles away.

### ACCOMMODATION

**Entrance Hallway** with uPVC obscure double glazed entrance door to front with matching side panel; carpeted floor, radiator, ceiling light and power points. Wood windowed doors to central hallway, kitchen and to:

**Living Room** having uPVC double glazed window to front aspect; polished stone fireplace with ornate surround, carpeted floor, radiator, TV point, ceiling and wall lights and power points. Wood windowed door to kitchen and to:

**Dining Room** (Currently used as a family lounge area) with uPVC double glazed window to front aspect with French doors to rear; carpeted floor, radiator, ceiling light and power points.







**Breakfast Kitchen** having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop with breakfast bar peninsula. Space for range cooker and hob, space and connections for upright fridge-freezer. Tiled floor, radiator, TV point, ceiling light and power points. Open doorway to:

**Rear Entrance Lobby** having uPVC double glazed windows to side and rear, patio door to side aspect; tiled floor, radiator, ceiling light and power points. Wood windowed door to:

**Utility** having uPVC double glazed window to side aspect; space and connections beneath roll edge worktop for washing machine and dryer. Tiled floor, louvre door storage cupboard housing floor standing oil fired Worcester boiler; ceiling light and power points. Door to:

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

**Central Hallway** with carpeted floor, loft access hatch, ceiling lights and power points. Doors to bedrooms and bathroom.

**Bedroom** with UPVC double glazed window to front aspect; carpeted floor, built in wardrobe storage space and dressing table, radiator, ceiling light and power points.

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

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

**Bathroom** having uPVC obscure double glazed window to rear aspect; corner bath with shower attachment, separate shower cubicle with tiled surround, twin wash hand basins inset to tiled surround with storage spaces flanking, low level WC and bidet. Carpeted floor, heated towel rail, wall and ceiling lights.







## OUTSIDE

The property is approached to the front, through double vehicles gates in post and rail fence and up gravel driveway, providing ample parking for multiple vehicles and leading to the tandem garage and to:

**Garden Room** entered to the side through uPVC obscure double glazed patio door with uPVC double glazed windows to front and side aspects, carpeted floor, ceiling light and power points. Door to:

**Tandem Garage** with up and over door to front, uPVC double glazed window to rear, light and power.

The front garden is laid to lawn, with landscaped established plant beds circling and inset bristling with flowers, trees and shrubs, some beds slate chipped and others gravel. A column and chain fence contained the gravel path, which runs to the front door. There is further plant bed space the other side of the driveway.

The rear garden is contained by hedging and wire fencing to ensure a child and pet friendly secure space, laid to lawn with further plant spaces akin to those in the front garden. The lawn opens out to the rear behind the garage to provide a generous space; looking out across the woodland beyond. Leading immediately off the property are paved and gravel seating spaces, adjacent to brick edge raised planters and contained by dwarf brick wall. A personnel gate leads back to the driveway, with side access to the annex garden room.

**East Lindsey District Council – Tax band: D**

**ENERGY PERFORMANCE RATING: D**

**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.

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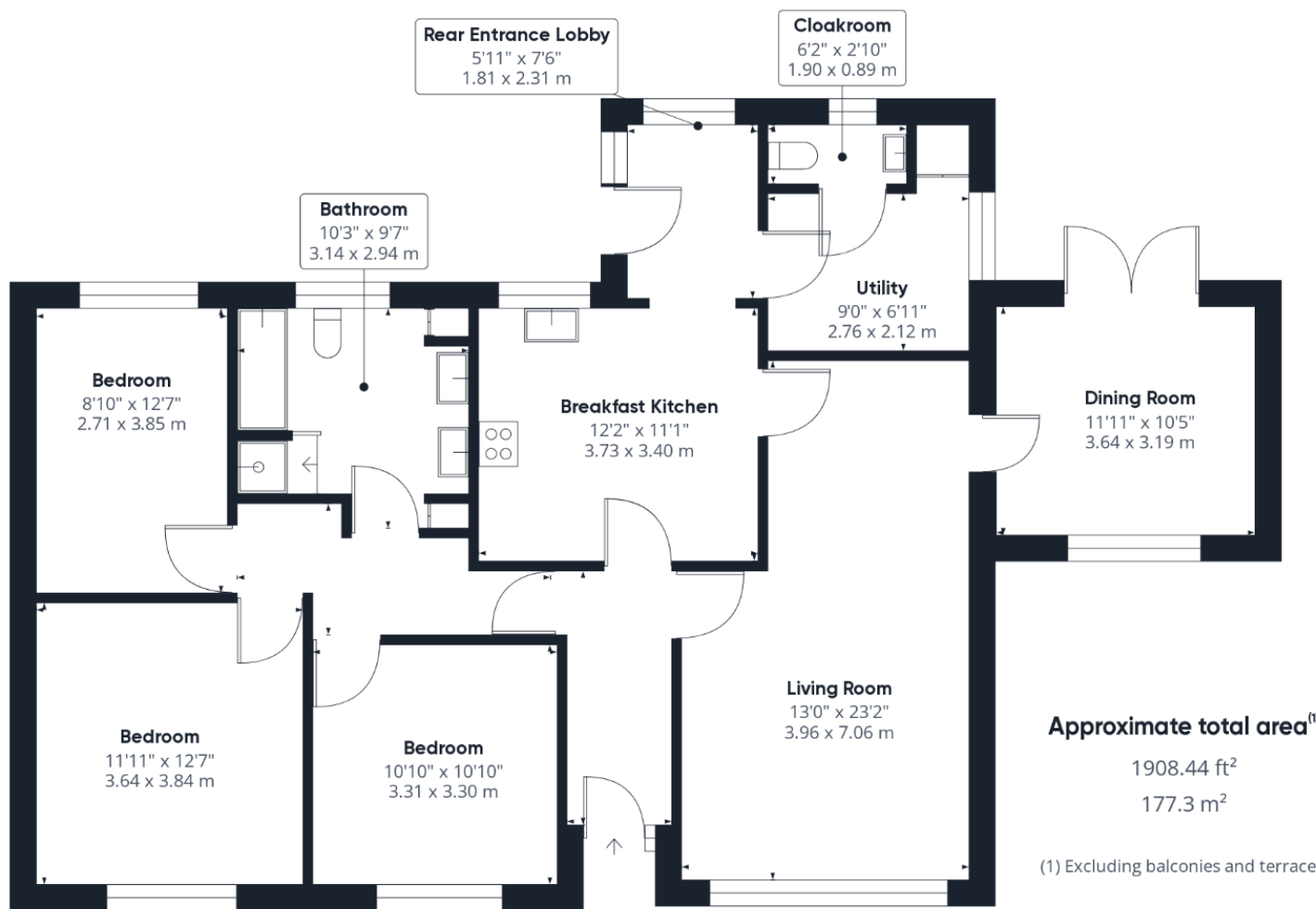
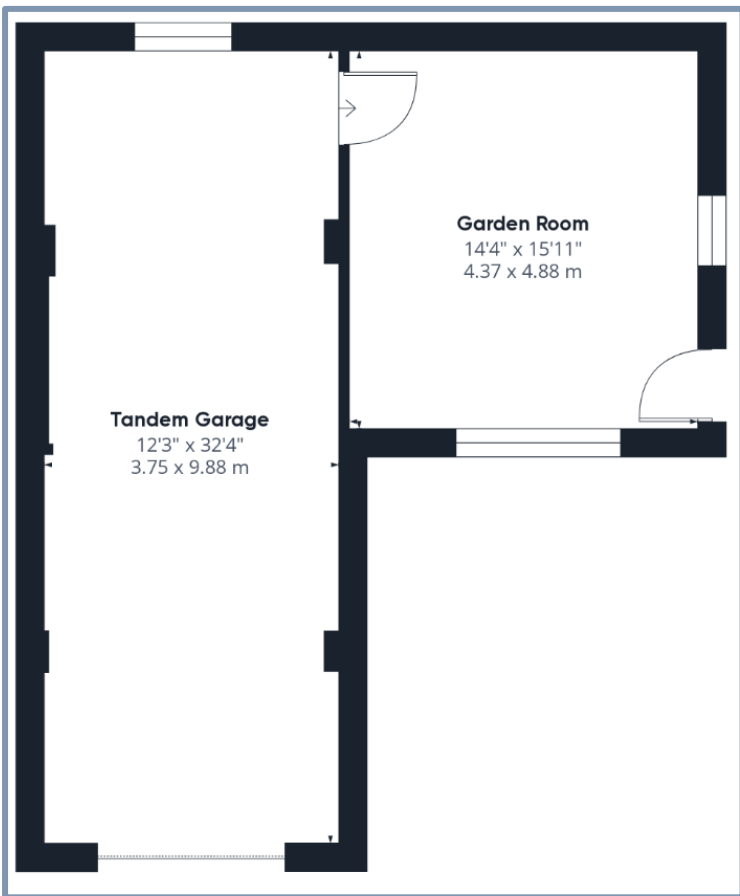
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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