



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



The Ings

Sausthorpe Road, Hagworthingham, Spilsby, Lincolnshire. PE23 4LD

BELL

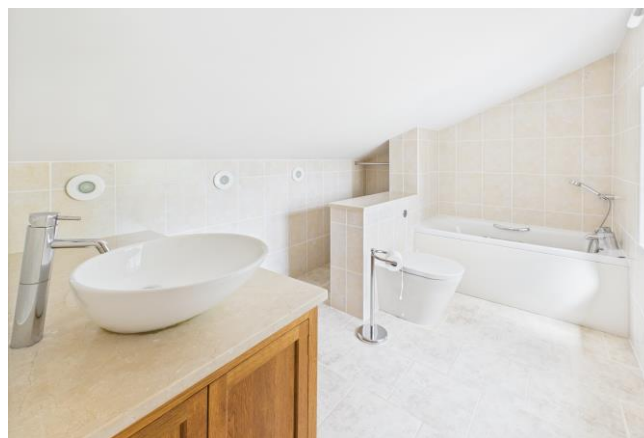


The Ings

Hagworthingham, Spilsby

The Ings is a three bedroom family home, alongside a one-bedroom flat occupying 0.8 acres (sts) near the Lincolnshire Wolds village of Hagworthingham – with a beautiful southerly outlook. Suitable to let, holiday let or for a teenager the one bed flat is incredibly versatile – also providing space for multigenerational living. With two reception spaces, modern kitchen and bathroom to the ground floor, the principal residence boasts three bedrooms and a bathroom to the first.

With no near neighbours, the property enjoys patio, grassed and woodland garden spaces, and includes a large detached garage. The property is located between the village of Hagworthingham and Sausthorpe, on the Southern fringe of the Lincolnshire Wolds National Landscape and enjoying a classic Lincolnshire view over rolling fields set to farmland.



ACCOMMODATION

Entered to the front, through uPVC double glazed door to:

Utility having uPVC double glazed windows to front aspect; space and connections for washing machine and dryer, tiled floor and ceiling light. uPVC double glazed obscure door to:

Kitchen having uPVC double glazed window to front, French doors to side aspect; an excellent range of storage units to base and wall levels, ceramic double butlers sink set to roll edge worktop with drainage furrows, integrated dishwasher, fridge/freezer and Smeg Range cooker beneath extractor canopy. Ceramic wood effect flooring and ceiling spotlights. Doors to dining room and to:



Bathroom having uPVC double glazed obscure window to rear aspect; bath with tiled surround and shower attachment, separate shower cubicle with Aqualisa electric shower over, wash hand basin set to bevel edge counter top above storage unit and low level WC. Tiles to walls and floor, heated towel rail, ceiling spotlights and underfloor heating.

Dining Room with uPVC double glazed window to rear aspect; stove on stone hearth with tile surround, wood flooring, built in under stairs storage space, electric heater, ceiling spotlights and power points. Door to:

Rear Hallway with wood effect double glazed obscure door to rear, uPVC double glazed window to side aspect; wood flooring and ceiling lights. Door to:

Lounge having uPVC double glazed windows to front and rear aspects; stone fireplace, wood flooring, electric heater, ceiling spotlights and power points.

Up wooden staircase with hand rails to:

First Floor

Landing with uPVC double glazed window to front aspect; wood flooring, ceiling light. Doors to first floor accommodation.

Bedroom 2 with uPVC double glazed windows to front and rear aspects; wood flooring, electric wall heater, ceiling spotlights and power points.

Bedroom 1 with uPVC double glazed window to rear aspect; wood flooring, built in storage space, electric wall heater, ceiling spotlights and power points.

Bedroom 3 with uPVC double glazed window to side, skylights to front aspect; wood flooring, electric heater, wall lights and power points. Door to:

En-suite Bathroom having uPVC double glazed obscure window to rear aspect; bath with shower over, wash hand basin to even edge counter top with storage units beneath and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights

FLAT

Entered to the side through uPVC double glazed obscure door to:





Hallway with uPVC double glazed obscure window to rear aspect; wood effect flooring, built in storage space, radiator and ceiling light. Wood stairs to first floor, folding door to: Bedroom with uPVC double glazed window to rear aspect; carpeted floor, ceiling light and power points.

Up carpeted stairs to:

Lounge / Kitchen having uPVC double glazed windows to front and side aspects; wood effect flooring, radiator, loft access hatch, ceiling lights and power points. Kitchen area: having 1 ½ bowl sink and drainer to roll edge worktop, storage units beneath plus full height cupboard

Shower Room having uPVC double glazed obscure window to front aspect; walk in shower cubicle with electric shower over, wash hand basin set to roll edge worktop with storage units beneath and low level WC. Wood effect flooring, heated towel rail and ceiling lights.

OUTSIDE

The property is approached to the front, via a gravel driveway providing ample parking for multiple vehicles and access to the **Detached Garage** with up and over door, uPVC double glazed window to side aspect, light and power.

Workshop/Store to rear (accessed from side) with uPVC double glazed window to rear, light and power

The property is set with lawned gardens to the front, side and rear, with mature hedging creating separate spaces. Boasting a wealth of established trees and shrubs; the grounds in total extend to 0.8 acres (sts) and include paved seating space to the front and a larger, south-facing patio to rear.

East Lindsey District Council – Tax band: tbc

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

Old Bank Chambers, Horncastle. LN9 5HY

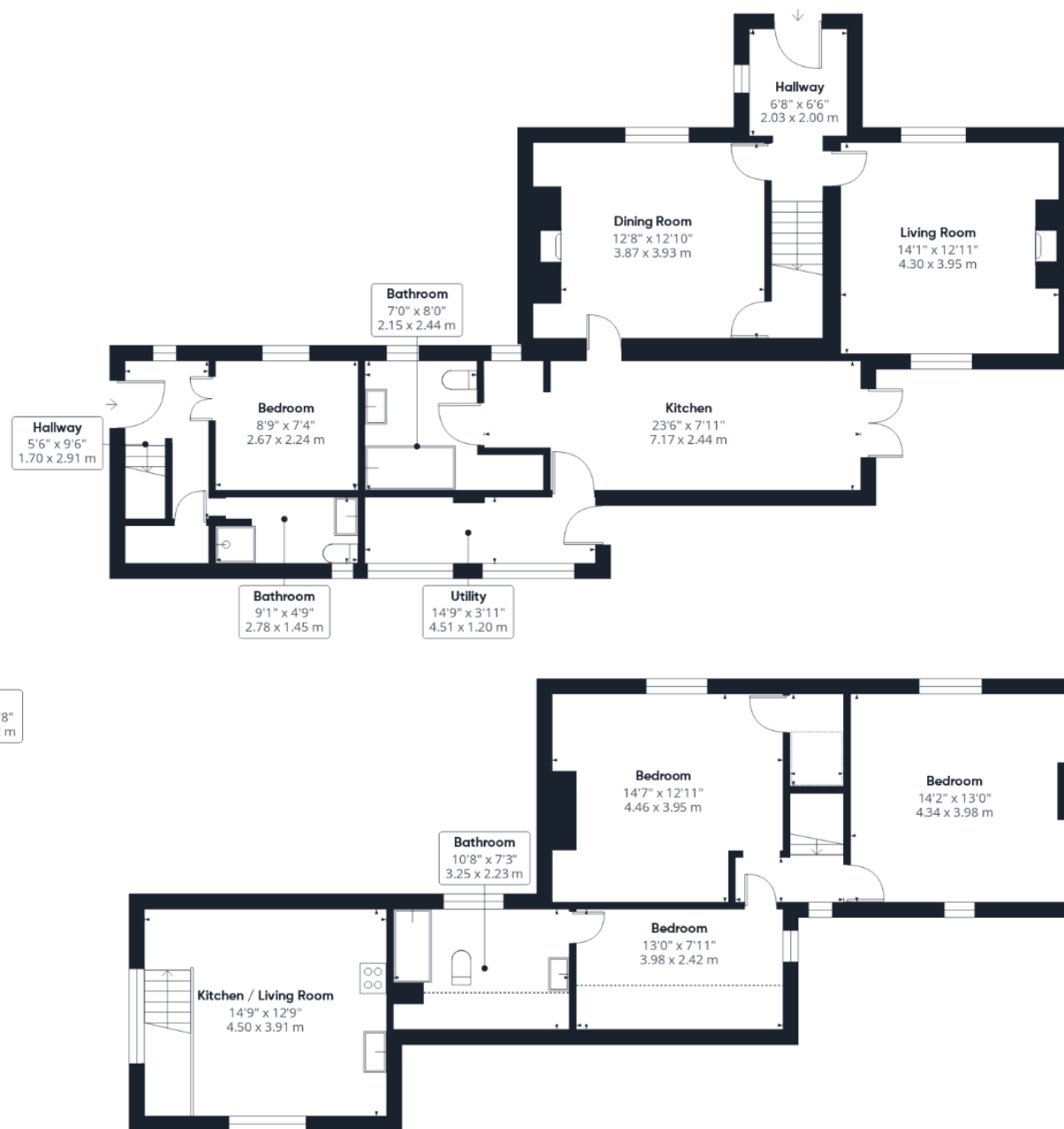
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Approximate total area⁽¹⁾

1924 ft²

178.7 m²

Reduced headroom

59 ft²

5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DISCLAIMER

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- 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;

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- 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.



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