



Oakfield House
Sausthorpe Road, Hagworthingham, Spilsby, Lincolnshire. PE23 4LE

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Oakfield House

Hagworthingham

Oakfield House is a 4/5 bedroom family home, recent built with imposing elevations, and garden spaces to front and rear. Boasting stunning kitchen and bathroom instalments (family bathroom, en-suites to two bedrooms plus downstairs cloakroom), the property offers extensive reception space with the large open-plan living-dining-kitchen to the rear; alongside the generous living-dining room and a versatile snug/guest bedroom.

The ground floor accommodation is complete with a utility and cloakroom; the first floor offering four bedrooms (two en suite) plus family bath and shower room off the galleried landing. There is ample driveway parking for multiple vehicles and a detached double garage plus workshop to the rear.

The property is set to the edge of the Lincolnshire Wolds village of Hagworthingham. The market towns of Horncastle and Spilsby, both offering a full range of services and amenities, are located six and five miles away respectively. The Lincolnshire coastline is 15 miles to the East; the county capital of Lincoln 25 miles to the West.

ACCOMMODATION

Hallway having composite double glazed obscure front entrance door with matching full height windows alongside, oak staircase with glass infill up to first floor with build in under stairs storage space, tiled floor with underfloor heating (as with all the



ground floor), ceiling lights and power points. Doors to ground floor accommodation including:

Lounge Diner having uPVC double glazed windows to front and side; French doors to rear grounds; log burning stove to tiled surround, tiled floor, TV point, ceiling lights and power points.

Living / Dining / Kitchen having uPVC double glazed sliding doors to side, window to rear aspect; an excellent range of storage units to base and wall levels plus central island, 1 ½ bowl sink and drawer to square edge wood effect worktop, Neff oven and grill, induction hob; integrated fridge-freezer and dishwasher. Tiled floor, TV point, ceiling lights and power points.

Utility having uPVC double glazed window to side and door to rear aspect; storage units to base and wall levels, sink and drainer to square edge wood effect worktop with space and connections for under counter washing machine and dryer; tiled floor.

Shower Room having shower cubicle with monsoon and regular heads over, wash hand basin set to storage unit with illuminated mirror above and low level WC. Tiles to walls and floor, heated towel rail and ceiling light. Door to:

Snug / Guest Bedroom with uPVC double glazed window to front aspect; tiled floor, TV point, ceiling lights and power points.

First Floor

Gallery Landing with uPVC double glazed window to front aspect; carpeted floor, built in airing cupboard, radiator, ceiling lights and power points. Doors to first floor accommodation.

Bedroom 3 with uPVC double glazed windows to rear and side aspects; carpeted floor, radiator, ceiling light and power points.

Master Bedroom having uPVC double glazed windows to side and rear aspects; carpeted floor, radiators, walk in wardrobe, ceiling light and power points. Door to:

En-suite Bathroom having uPVC double glazed window to side aspect; shower cubicle with monsoon and regular heads over, bath to tile surround, wash hand basin to storage unit with illuminated mirror over and low level WC. Tiles to walls and floor, heated towel rail and ceiling lights.

Family Bathroom having uPVC double glazed obscure windows to side and rear aspects; bath to tile surround with shower attachment, shower cubicle with monsoon and regular heads over, wash hand basin to storage unit with illuminated





mirror over and low level WC. Tiles to walls and floor, radiator, heated towel rail and ceiling light.

Bedroom 2 with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room comprising shower cubicle with monsoon and regular heads over; to tiled surround, wash hand basin to storage unit with illuminated mirror over, low level WC and ceiling light.

Bedroom 4 with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front, via a gravel driveway leading to large, front parking space alongside a lawned area. The drive continues down the side, and opens out again to the rear to further parking and a **Double Garage** with electric roller shutter doors to front, uPVC double glazed windows to rear, light and power. Open doorway to:

Workshop with uPVC double glazed patio door to front; window to rear, light and power.

The rear garden is laid to lawn, contained by mixed fencing, with a hardstanding patio space leading off the bi-fold doors.

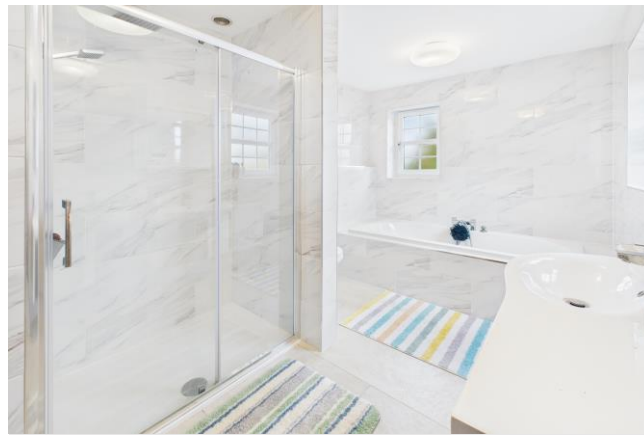
East Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: C

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 23.10.2025







(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

3102 ft²
287.8 m²

Reduced headroom

2 ft²
0.2 m²

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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