



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



## Pinnings Cottage

Hagworthingham Road, Lusby, Spilsby. PE23 4JB

**BELL**



## Pinnings Cottage, Hagworthingham Road, Lusby

Pinnings Cottage is a three-bedroom semi-detached property; offering varied accommodation with a cosy ambience to this sought after Lincolnshire village. Providing living room with excellent recessed full-height window feature; dining room and kitchen – plus garden room to the rear, entrance hallway / boot room space. Complete with shower room to ground floor, three bedrooms and bathroom to the first, the property boasts a timber-framed office or studio to the rear lawn, a range of paved and gravel seating spaces, ample off road driving for multiple vehicles and established planters and shrubs throughout the outside space. Complete with detached garage and garden store, Pinnings Cottage is located amongst the rolling hills classic of mid-Lincolnshire, away from the A158 main road which extends from the south of the Village towards the towns of Spilsby (4 miles to the East) and Horncastle (5 miles to the West), both providing a range of services and amenities.

The Queen Elizabeth's Grammar Schools of Horncastle and Alford are both within convenient distance, amongst a range of secondary (and primary) schooling. The village is home to a useful local farm shop & café, selling a range of local produce; the Grade I listed parish St Peter's Church, and is the closest village to Snipe Dales woodland and country park; with the Lincolnshire Wolds Area of Outstanding Natural Beauty to the immediate North.



### ACCOMMODATION

Entered to the rear through uPVC obscure double glazed door, carpeted floor, radiator, ceiling light and power points. Open double doorway to conservatory and wood door to: **Shower Room** having uPVC obscure double glazed window to side aspect; corner shower cubicle with electric shower over and tiled walling, pedestal wash hand basin and low level WC. Wood effect flooring, and ceiling light.



**Conservatory** having uPVC double glazed windows to side and rear with French doors to rear and polycarbonate roof; carpeted floor, radiator, TV point and power points. Wood single glazed door and matching window to:

**Dining Room** having Exposed brick column with storage infill and alcove shelf, radiator, ceiling light and power points. Door to stairway and open doorway with wood beam supports to:

**Kitchen** having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, Butlers sink inset to roll edge worktop, Indesit cooker and four ring hob beneath extractor canopy, Integrated fridge and freezer and washing machine. Oil fired boiler inset to unit, wood flooring, radiator, ceiling light and power points. Wood single glazed door to:

**Living Room** having uPVC double glazed window to front, full height window to bay to side aspect; fireplace with tiled hearth, wood surround and log burner inset, wood flooring, ceiling beams, TV point, radiator, wall lights and power points.

Carpeted stairs to:

### First Floor

**Bathroom** having uPVC obscure double glazed window to side aspect; bath with tiled surround and shower attachment, pedestal wash hand basin and low level WC. Wood flooring, built in storage space, radiator and ceiling light.

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

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

**Bedroom 1** with uPVC double glazed window to rear aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points.

### OUTSIDE





The property is approached to the front, through vehicle gate with gravel driveway providing ample off road parking for multiple vehicles. Flanked by established flower beds to the front corners, the gravel driveway space is home to a timber framed garden shed, and continues to the brick and tile **Detached Garage**, with up and over door, light and power. Through wood gate in timber fencing, ensuring a child and pet friendly space to the rear.

The rear garden includes raised lawn with established flower bed surrounds, stone wall with sleeper edging, and housing the external timber framed **Office/ Studio** with light, power and internet connection. There is a brick paved patio seating space alongside the conservatory; with gravel space surrounding and mature shrubs.

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

**ENERGY PERFORMANCE RATING:**

**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.

Tel: 01507 522222;

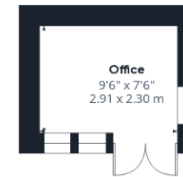
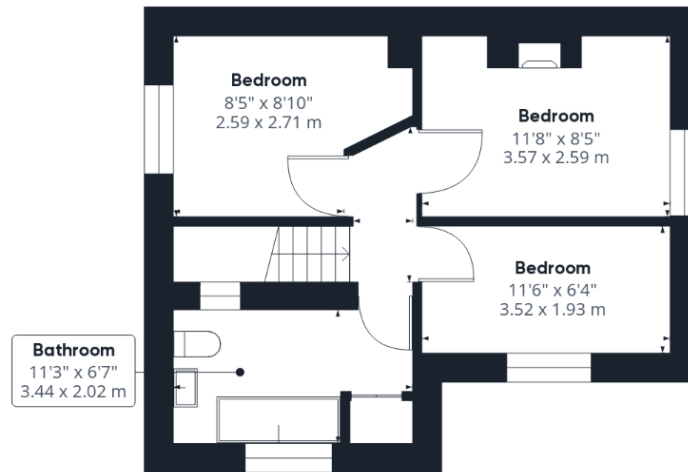
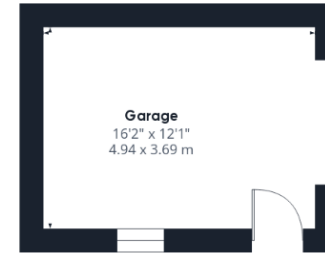
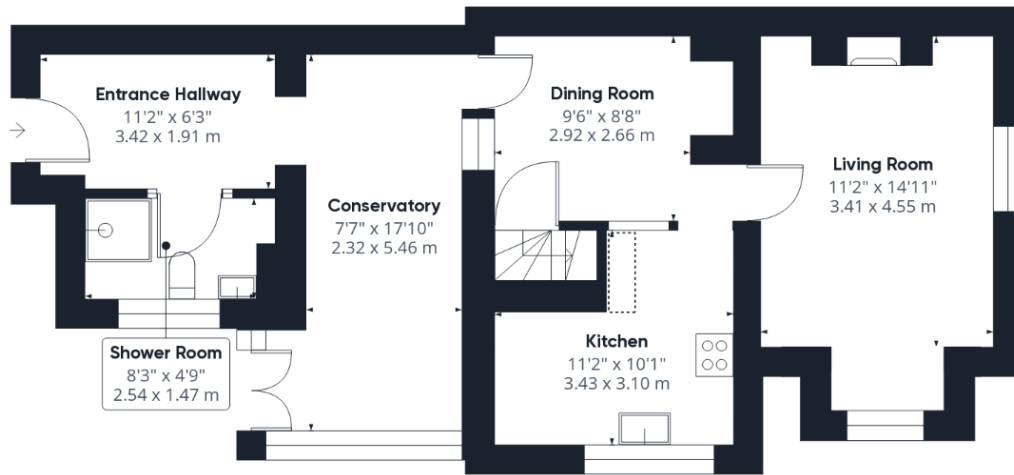
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

Brochure prepared 1.3.2024







Approximate total area<sup>(1)</sup>

1278.27 ft<sup>2</sup>

118.76 m<sup>2</sup>

Reduced headroom

4.61 ft<sup>2</sup>

0.43 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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**DISCLAIMER**

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