



Jetz
Hawthorn Hill, Dogdyke, Lincoln, Lincolnshire LN4 4UZ

£345,000

BELL



Jetz

Hawthorn Hill, Lincolnshire LN4 4 UZ

Lincoln – 20 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 15 miles

(Distances are approximate)

Jetz is a four-bedroom detached family home, providing modern, excellently presented accommodation with a beautiful southerly view to the rear. The property enjoys varied, flexible ground floor accommodation, currently configured to provide a dual-aspect Living Room; Dining Room stepping through to the Conservatory; Breakfast Kitchen with Utility and internal access to the Garage alongside Cloakroom and Office. The first floor encompasses Four Bedrooms, including Master with En Suite, and the Family Bathroom.

The property is complete with a varied rear garden, predominately laid to lawn, south-facing with views to the rear over neighbouring arable farmland. The front is largely gravelled, and provides secure off-road parking for multiple vehicles.



Accommodation

Entrance into the property is gained through uPVC double glazed French doors into:

Entrance hallway

With tiled flooring, exposed brick walls and having wooden single glazed obscure panel door with matching window alongside to:

Hallway

With tile effect flooring, multiple power points, radiator, stairs with spindle and balustrade to first floor and doors to:



Living Room

A dual aspect room with uPVC double glazed windows to front and rear and having log burning stove set to brick surround with slate stand. There are radiators, beams, multiple power points and television point.

Dining Room

With lights to ceiling and walls, radiator, multiple power points, television point, tile effect flooring and UPVC double glazed sliding doors to:

Conservatory

With full height uPVC double glazed windows, polycarbonate roof with ceiling fan and light. Tile effect flooring and multiple power points.

Breakfast Kitchen

With uPVC double glazed windows to rear and having a good range of storage units to base and wall levels. There is a Hotpoint oven, four ring induction hob beneath and extractor canopy. There is space and connections for under counter washing machine and upright fridge-freezer, integrated dishwasher, tile effect flooring, radiator, multiple power points, television point, column radiator and door to:

Utility Room

With uPVC double glazed window to rear, storage units beneath roll edge wood effect worktop and having space and connections for under counter washing machine. There is a floor standing oil fired boiler, wooden tiled flooring and door to garage.

Office

With uPVC double glazed window to front, radiator and multiple power points.

Cloakroom

With uPVC double glazed obscure window to front, low-level WC, hand wash basin, tiled flooring and heated towel rail.

First Floor Landing

With loft access hatch, multiple power points, airing cupboard housing the boiler and doors to accommodation including:

Bathroom

With uPVC double glazed obscure windows to front, low-level WC, hand wash basin over oak storage unit with mirror above. There is a free-standing bath, walk-in shower cubicle with monsoon and regular heads over and wet room style floor. There is a heated towel rail and open shelf unit.





Bedroom

With uPVC double glazed window to front, radiator and multiple power points.

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Main bedroom

With uPVC double glazed window to rear, built-in open wardrobes with curtain fronts, radiator, multiple power points and door to **En-Suite Shower Room** with uPVC double glazed obscure window to rear. There is a low-level WC, hand wash basin set to wood storage unit, walk-in shower cubicle with monsoon and regular heads over, wooden door to storage space and tile effect flooring.

Bedroom

With uPVC double glazed window to rear, radiator, wood effect flooring, multiple power points and wooden door to eaves storage.

Outside

The property is approached to the front through a vehicle gate, to an open gravelled driveway, ample parking and leading to:

Double garage with pair of up and over doors to front and lights to ceiling. There are uPVC double glazed windows, service door to side and power points.

The southerly facing rear garden is predominately laid to lawn with a paved patio seating area alongside the conservatory. To one side is a hard standing area ideal for further seating or a garden outbuilding. The opposite side stands a **Garden Room** with spot lights to ceiling, wood effect flooring, board to the walls and multiple power points. Adjacent to this is a covered store/play area.

Further Information

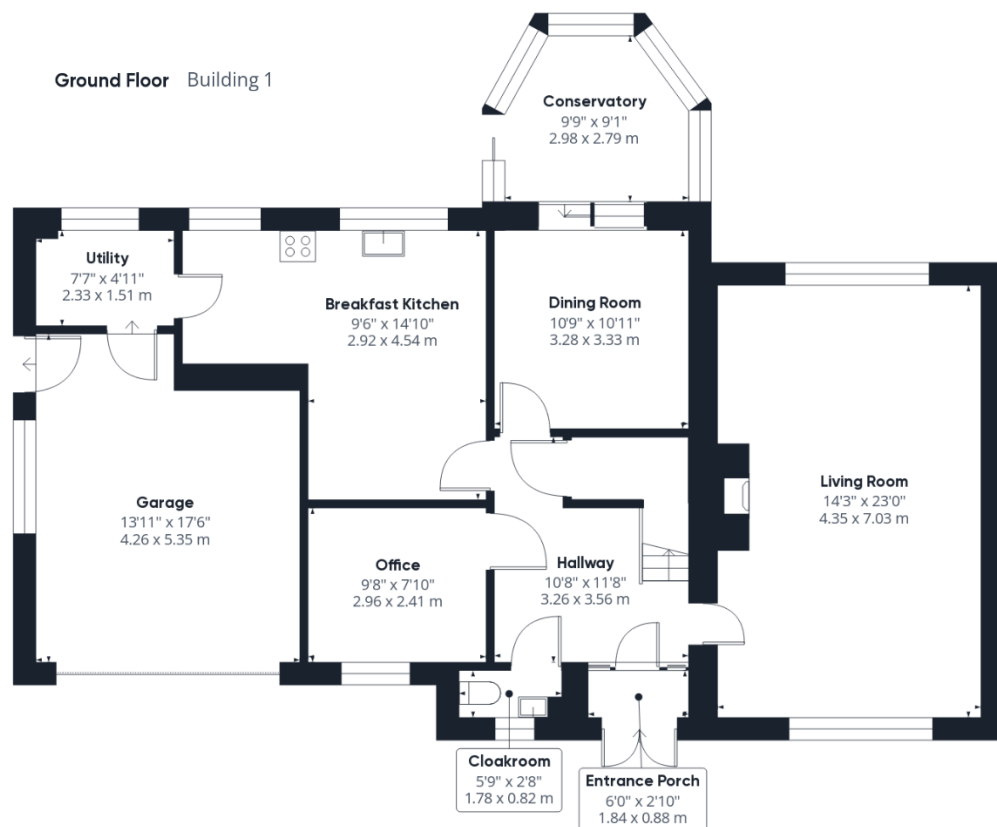
Mains water, electric. Oil central heating. UPVC double glazing. Drains to private system.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111. DISTRICT COUNCIL TAX BAND = D
EPC RATING = C





Ground Floor Building 1



Ground Floor Building 2



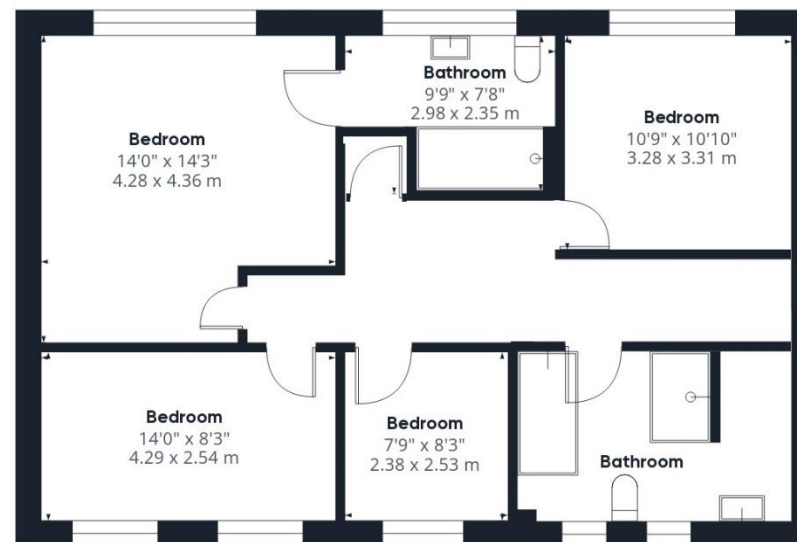
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Floor 1 Building 1

Approximate total area[†]

1900.03 ft²

176.52 m²



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 Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

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

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19 Station Road, Woodhall Spa. LN10 6QL
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Email: woodhallspa@robert-bell.org

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