



33 & 34 Hawthorn Hill
Dogdyke, Lincoln, Lincolnshire LN4 4UZ

£410,000

BELL



33 & 34 Hawthorn Hill

Dogdyke, Lincolnshire LN4 4UZ

Lincoln – 25 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 12 miles

(Distances are approximate)

****TWO PROPERTIES** IDEAL MULTI GENERATIONAL LIVING ** INVESTMENT OPPORTUNITY****

Two detached houses next door to each other pleasantly situated within the hamlet of Hawthorn Hill, a short drive from the well serviced Lincolnshire villages of Coningsby and Tattershall. Number 33 is a three bedroom detached house with living room and kitchen diner, rear garden, oil central heating and solar panels. Number 34 is a three bedroom detached house with lounge diner and kitchen, off street parking for several vehicles and oil central heating.

No 34

Accommodation

Entrance into the property is gained through a sliding patio door to the rear leading into:

Entrance Conservatory 11' 6" x 8' 3" (3.52m x 2.51m)

Overlooking the rear garden and having tiled flooring, power points and uPVC door to:

Reception Hall

With staircase to first floor and having storage below. There is a radiator, power points and glazed panel door to:

Cloakroom

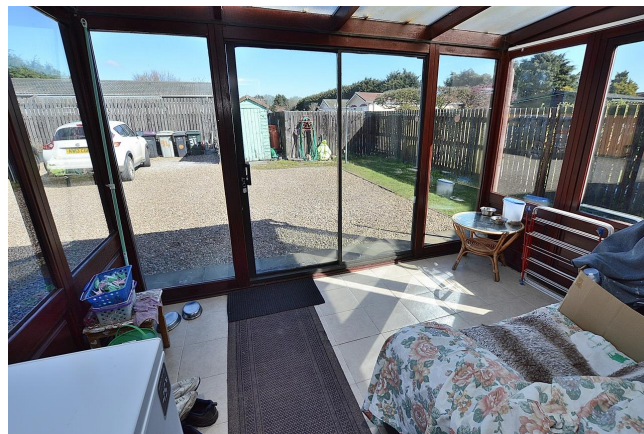
With a low-level WC, wash hand basin and radiator.

Sitting/Dining Room 24' 7" x 11' 2" (7.50m x 3.40m)

A dual aspect room having gas coal effect fire set to decorative surround, coved ceilings, two radiator and power points.

Kitchen 11' 10" x 7' 7" (3.60m x 2.31m)

Overlooking the rear of the property and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot-in gas cooker, wall mounted cupboards above and filter hood over the cooker. There is strip lighting, radiator and power points.





First Floor

Landing

With side aspect and having, radiator, access to roof space, power points and door to:

Bedroom 1 13' 5" x 11' 2" (4.10m x 3.40m)

With front aspect and having full height built-in double airing cupboard with immersion heater. There is a radiator and power points.

Bedroom 2 11' 2" x 11' 2" (3.40m x 3.40m)

With front aspect and having coved ceiling, radiator and power points.

Bedroom 3/Home Office 7' 3" x 4' 5" (2.21m x 1.35m)

Overlooking the rear of the property and having radiator and power points.

Bathroom

With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is a radiator and vanity unit.

Outside

The property is approached over a graveled driveway providing ample parking for many vehicles and timber garden shed. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders.

No 33

Accommodation

Entrance into the property is gained through a uPVC door into:

Entrance Lobby

With side aspect and open doorway to:

Reception Hall

With staircase to the first floor having storage below. There are coved ceilings, radiator, power points and door to:

Kitchen/Dining Room 21' 0" x 8' 3" (6.41m x 2.51m)

A dual aspect room with a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space for dishwasher. There is a new slot-in gas cooker, wall mounted cupboards above and filter hood over the cooker. There are coved ceilings, strip lighting, radiator, power point, door to rear garden and door to:

Utility Room 8' 11" x 7' 11" (2.71m x 2.41m)

With side aspect and having space and plumbing for washing machine, coved ceiling, radiator, power points and door to:





Sitting Room 15' 1" x 14' 9" (4.60m x 4.50m)

With front aspect and having gas coal effect fire set to decorative surround, coved ceiling, radiator and power points.

Cloakroom

With a low-level WC and wash hand basin.

First Floor

Landing

With side aspect and having built-in airing cupboard housing the immersion tank. There is access to roof space, radiator, power points and door to:

Bedroom 1 11' 7" x 10' 11" (3.52m x 3.32m)

With front aspect and having full height built-in double wardrobe, coved ceiling, radiator and power points.

Bedroom 2 12' 6" x 11' 10" (3.80m x 3.62m)

Overlooking the rear garden and having full height built-in double wardrobe, coved ceiling, radiator and power points.

Bedroom 3 9' 2" x 8' 3" (2.79m x 2.51m)

Overlooking the rear garden and having coved ceiling, radiator and power points.

Bathroom

Being part wall tiled and having a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and vanity unit.

Outside

The front garden is laid to lawn with a variety of decorative shrubs to borders. The enclosed rear garden is mostly laid to lawn with graveled patio area and timber garden store.

Further Information

Mains electric and water. Oil fired central heating. Drainage to a shared private system between three properties. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND: No 34 = A No33 = B

EPC RATING: No 34: F No 33: 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 Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

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





No 33

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



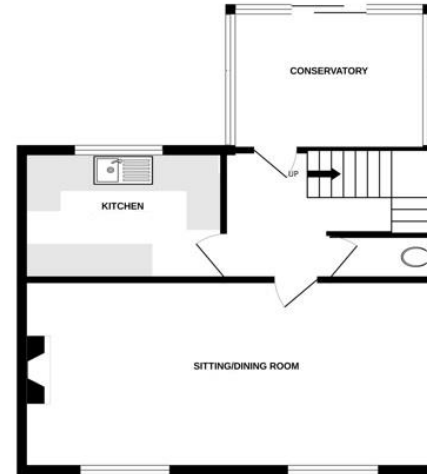
1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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No 34

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 sq.m.) approx.
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19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

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