



## Hagworthingham, PE23 4LS

Spacious detached family home | Four double bedrooms | Living room | Dining room | Conservatory  
Breakfast kitchen and utility room | Shower room to ground floor and family bathroom to first floor |  
Gardens, parking and garage | No Chain! EPC - D

**Asking Price: £269,950**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

turner evans stevens



## Hagworthingham, PE23 4LS

Spacious detached four bedroom family home with living room, dining room, conservatory, breakfast kitchen, utility room, shower room, family bathroom, gardens, parking and garage offered for sale with no upward chain.

### ACCOMMODATION

#### HALLWAY

5.41m (17' 9") x 2.08m (6' 10")

With built in under stair storage, central heating radiator, double glazed window and double glazed door.

#### LIVING ROOM

5.41m (17' 9") x 3.58m (11' 9")

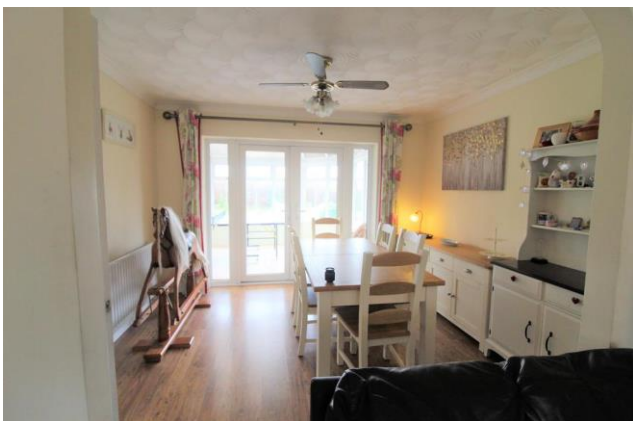
With two double glazed windows to the front and side elevation, feature fire place, central heating radiator and wood effect laminate flooring and archway leading to the dining room.



#### DINING ROOM

3.58m (11' 9") x 2.97m (9' 9")

With central heating radiator and double glazed doors leading to the conservatory.



#### CONSERVATORY

5.74m (18' 10") x 3.18m (10' 5")

Of brick and upvc construction and doors to the patio area.



#### BREAKFAST KITCHEN

5.44m (17' 10") x 2.97m (9' 9")

Fitted kitchen with laminate worktops with cupboards under, eye level cupboards, Belling hob, Electrolux oven, integrated dishwasher, stainless steel double sink unit, double glazed windows and central heating radiator.



### UTILITY ROOM

3.23m (10' 7") x 1.65m (5' 5")

With Grant oil fired central heating boiler, worktop and cupboard, tiled floor and double glazed door.

### GROUND FLOOR SHOWER ROOM

3.23m (10' 7") x 1.83m (6' 0")

With shower, pedestal wash basin, low flush w.c., tiled floor and walls, heated towel rail and double glazed window.



### FIRST FLOOR

#### LANDING

With built in storage, central heating radiator and access to the loft.

#### BEDROOM ONE

4.65m (15' 3") x 3.56m (11' 8")

With double glazed window to the front elevation, built in wardrobe and central heating radiator.



#### BEDROOM TWO

With double glazed window to the front elevation and central heating radiator.



#### BEDROOM THREE

3.56m (11' 8") x 3.25m (10' 8")

With double glazed window to the rear aspect and central heating radiator.



#### BEDROOM FOUR

3.56m (11' 8") x 2.79m (9' 2")

With double glazed window to the rear aspect and double glazed window.



#### FAMILY BATHROOM

2.44m (8' 0") x 2.06m (6' 9")

With panelled bath with shower over, pedestal wash basin, low flush w.c., heated towel rail, tiled walls and central heating radiator.





### **OUTSIDE**

The property is approached over a gravel driveway providing parking for several vehicles. The gardens are mainly laid to lawn with patio area and vegetable plot.



### **GARAGE**

With light and power.



### **SERVICES**

Mains electricity and water and are understood to be connected and drainage is to a private system.



### **TENURE**

The property is understood to be freehold.



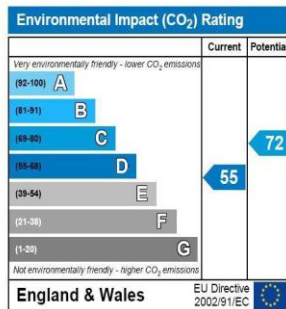
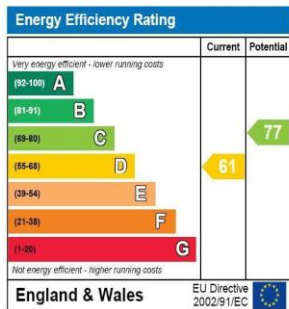
### **VIEWING**

By appointment only with the agents office in Spilsby 01790 752151.



### **OPENING HOURS**

Monday - Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 12.00pm



### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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