



## Main Road, Hagworthingham, Spilsby, PE23 4LT

- SPACIOUS 2,265 sq ft (sts) FIVE bedrooms (4 doubles and a single), THREE receptions, THREE bath/shower rooms (and a W.C.) detached HOUSE, BUILDING PLOT
- In the Lincolnshire Wolds, a designated AREA of OUTSTANDING NATURAL BEAUTY
- Available immediately, FULL PLANNING PERMISSION, East Lindsey Council reference S/070/01240/23
- SERVICES: mains electricity and water are available in the vicinity, but purchasers must satisfy themselves, private drainage system will be required
- VERY GENEROUS 0.82 ACRE PLOT (sts) previously used as garden and WELL PROPORTIONED, PLUS THE OPTION TO PURCHASE ADDITIONAL LAND
- EDGE of a VERY WELL SERVICED and SOUGHT AFTER village including pub, farm shop, cafe/shop, country walks and major bus route
- LOCATION, What 3 words: sailing.financial.booster

**Price £130,000**

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# Main Road, Hagworthingham, Spilsby, PE23 4LT

## DESCRIPTION

Building plot with full planning permission for spacious 2,265 sq ft (sts) five bedroom (4 doubles and a single), three reception, three bathroom (and a W.C.) detached house, on a very generous 0.82 acre plot (sts), previously used as garden and well proportioned, on the edge of a very well serviced and sought after village (including pub, farm shop, cafe/shop, country walks and major bus route), in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, PLUS THE OPTION TO PURCHASE ADDITIONAL LAND.

Location, What 3 words: sailing.financial.booster

Available immediately, East Lindsey District Council full planning application reference is S/070/01240/23, on-line link:

<https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZO8UZZAX976&activeTab=summary>

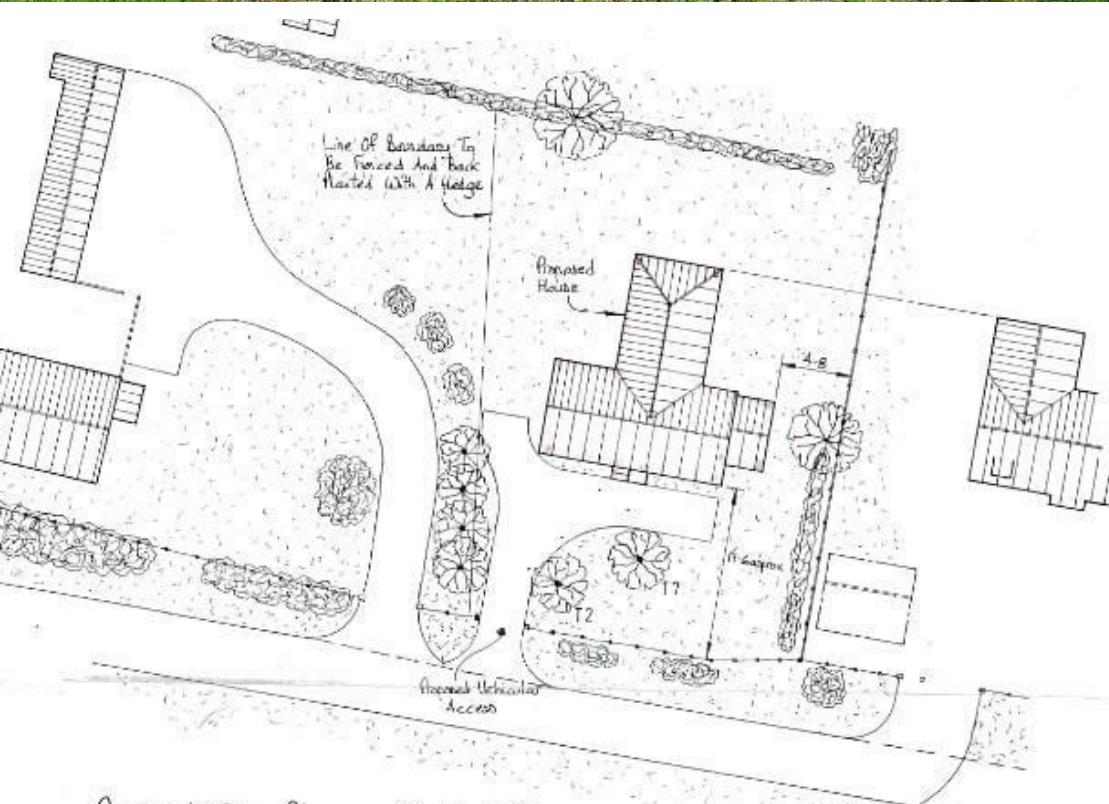
The property consists of entrance hall with built in cupboard, dual aspect lounge with feature fireplace and external French doors, second reception also with feature fireplace, triple aspect open plan living kitchen dining room with built in pantry and external French doors, utility room, W.C, galleried landing with 2 built in cupboards, bath & shower room, dual aspect master bedroom with walk-in wardrobe and en-suite, 2nd double bedroom also with an en-suite, 3rd and 4th double bedrooms and a generous 5th bedroom.

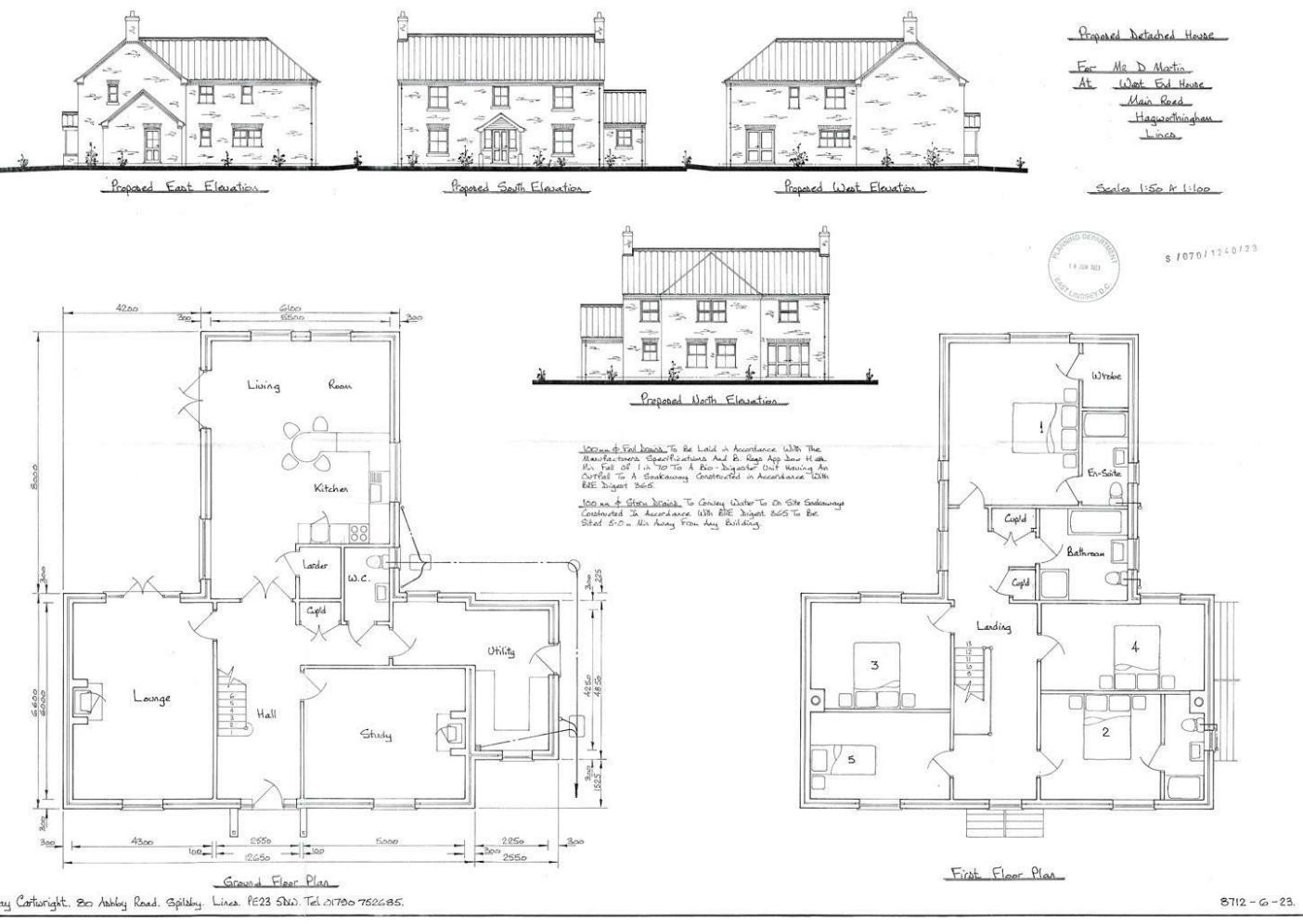
Services: mains electricity and water are available in the vicinity, but purchasers must satisfy themselves, private drainage system will be required.

The historic village of Hagworthingham on the edge of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, has the Holy Trinity Church, George and Dragon public house/restaurant, a cafe/shop, farm shop and major bus route.

It is less than 5 miles from the historic market town of Spilsby (birthplace of Sir John Franklin the arctic explorer) and which has an open air market, theatre, cinema, tearoom, restaurants, supermarket, doctors, dentist, main Post Office and secondary school).







### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.