



Richmond, Church Lane

Hagworthingham, Spilsby

An exceptional extended and comprehensively refurbished detached bungalow, finished to an impressive standard throughout and offering in excess of 1,432 square feet of beautifully presented accommodation. Occupying a generous plot of approximately 0.26 acre, subject to survey, the property enjoys ample off-road parking and hardstanding together with a private west-facing rear garden, complete with a decked entertaining area and a luxurious seven-seater hot tub.

The spacious accommodation is centred around a welcoming entrance hall and includes a stunning bespoke fitted kitchen with integrated appliances and quartz granite worktops, opening seamlessly into a spectacular orangery with a double glazed vaulted ceiling, feature 12kW Clearview multi-fuel burner and French doors leading onto the garden. The orangery flows effortlessly into the sitting room, where extra-wide sliding patio doors create a wonderful connection to the outdoor space. The generous master bedroom benefits from a contemporary en-suite featuring a freestanding bath and frameless shower, while two further double bedrooms and a stylish modern shower room complete the accommodation.

Further benefits include UPVC double glazing and external doors, UPVC soffits and fascias, oil fired heating with a replacement combination boiler serviced annually, updated electrical installation with new consumer units to both the bungalow and garage, quality Karndean flooring and carpets throughout, together with external lighting, power and water supplies.

Situated in the sought-after Lincolnshire Wolds village of Hagworthingham, the property enjoys the perfect balance of peaceful rural living and everyday convenience. Surrounded by beautiful rolling countryside and scenic walking routes, the village offers a welcoming community atmosphere while being just a short drive from the historic market town of Spilsby and within easy reach of the coast and the wider Lincolnshire Wolds Area of National Landscape, making it an ideal location for those seeking an enviable lifestyle.

Council Tax band: C - Tenure: Freehold - EPC Energy Efficiency Rating: D





ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, built-in cupboard and access to roof space.

DINING KITCHEN

13' 10" x 12' 10" (4.22m x 3.91m)

Having window to side elevation, inset ceiling spotlights, radiator and Karndean flooring. Fitted with a range of base & wall units with quartz granite work surfaces & upstands comprising: belfast style sink with mixer tap inset to work surface, cupboards, integrated dishwasher, automatic washing machine & tumble dryer under, cupboards & integrated microwave over. Work surface return with range style cooker, cupboards & drawers under, cupboards & extractor over. Further work surface return with cupboards, wine racks & integrated wine cooler under, cupboard over. Tall unit to side with space for american style fridge/freezer with cupboard over. Opening to the:



ORANGERY

16' 3" x 12' 8" (4.95m x 3.86m)

Having two tilt-&-slide windows to side, french doors with full height windows to sides to rear elevation & garden, large roof window & inset ceiling spotlights, Karndean flooring and feature large Clearview 12w multi-fuel burner on granite hearth. Opening to the:

SITTING ROOM

15' 8" x 11' 11" (4.78m x 3.63m)

Having extra large sliding doors to rear elevation, coved ceiling with inset ceiling spotlights and radiator.





MASTER BEDROOM

14' 1" x 11' 11" (4.29m x 3.63m)

Having bow window to front elevation, coved ceiling, radiator and built-in wardrobe with sliding doors.

EN-SUITE BATHROOM

14' 0" x 6' 10" (4.27m x 2.08m)

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator incorporating heated towel rail, tiled walls and tiled floor. Fitted with a suite comprising: freestanding roll-top bath, large "frame-less" walk-in shower enclosure with overhead rainfall & hand held shower fitting over, close coupled WC and hand basin on vanity unit with cupboard under.





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BEDROOM TWO

14' 11" x 13' 10" (4.55m x 4.22m)

Having bow window to front elevation, coved ceiling, two radiators, two built-in wardrobes and brick-built fireplace with quarry tiled hearth & inset wood burner.

BEDROOM THREE

11' 1" x 9' 9" (3.38m x 2.97m)

Having window to side elevation, coved ceiling and radiator.

SHOWER ROOM

9' 5" x 6' 5" (2.87m x 1.96m)

Having coved ceiling with inset ceiling spotlights, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: large walk-in "frame-less" shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway provides ample off-road parking & hardstanding extending down the side of the property to the:

GARAGE

20' 11" x 9' 10" (6.38m x 3.00m)

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed and having a paved patio, pond and formal lawns beyond with well stocked beds & borders, decked seating area with seven seater hot tub and garden sheds (one with light & power). To the far rear there is an orchard area with apple, pear, cherry and damson trees.

THE PLOT

The property occupies a plot of approximately 0.26 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler (replaced and serviced annually) serving radiators and the property is double glazed. The current council tax is band C.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

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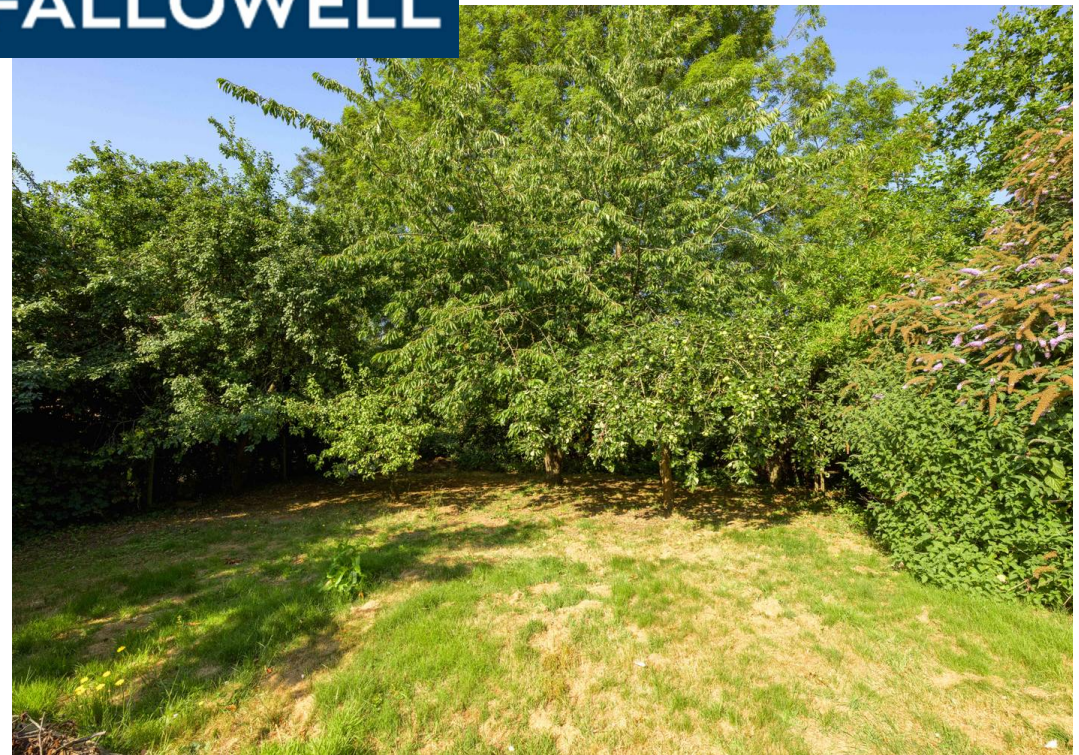


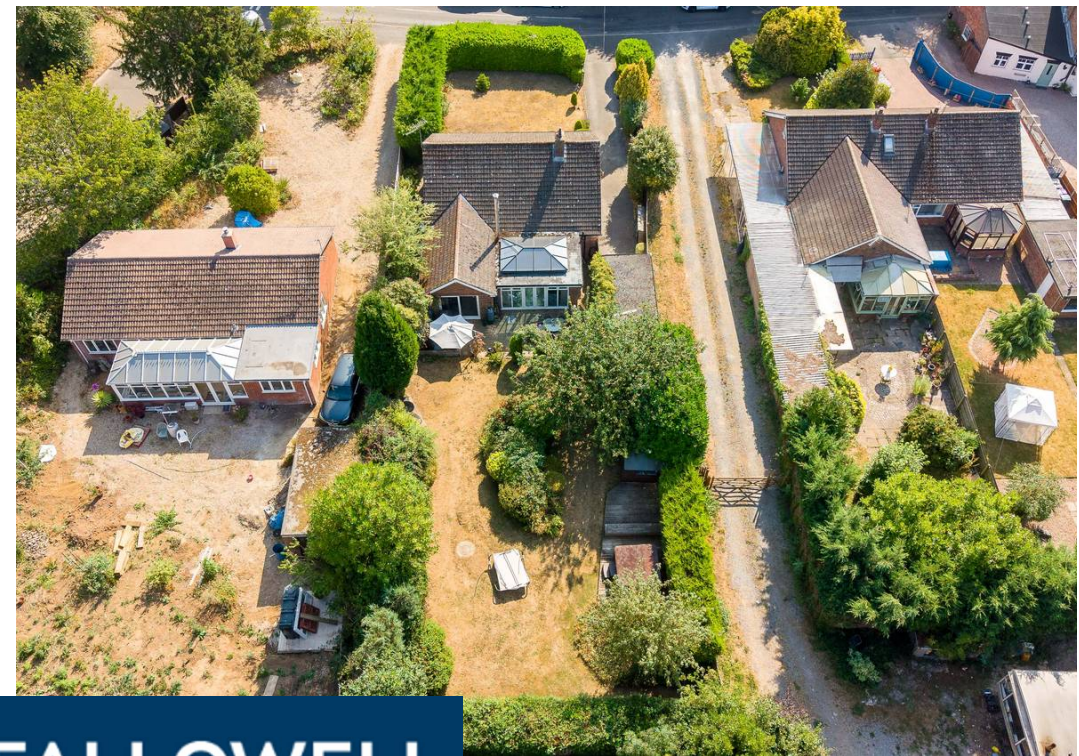
NEWTON FALLOWELL





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 NEWTON FALLOWELL





Total area: approx. 124.9 sq. metres (1344.5 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby

