NEWTON FALLOWELL

Belon, High Street, Hagworthingham - PE23 4NA

£275,000

Belon, High Street

Hagworthingham, Spilsby

A beautifully refurbished detached bungalow occupying a generous plot in a pleasant village setting and enjoying an open field view to the rear. Finished to a high standard throughout, the well-presented accommodation comprises an entrance hall, spacious lounge/diner, modern fitted kitchen with integrated appliances, three bedrooms and a stylish bathroom. Set well back from the road, the property benefits from attractive front and rear gardens, ample off-road parking via a private driveway and a garage. Further benefits include double glazing and newly installed electric heating.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

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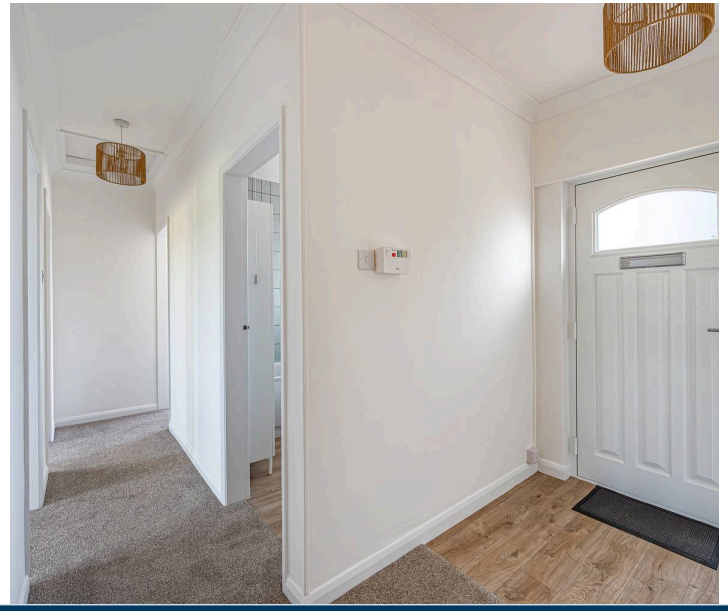

ACCOMMODATION
Part glazed front entrance door with side screen through to the:

ENTRANCE HALL
Having coved ceiling, wall mounted electric heater and access to roof space.

LOUNGE/DINER
18' 10" x 12' 2" (5.74m x 3.72m)
Having window to rear elevation, glazed door with side screen to side elevation & rear garden, coved ceiling, two electric wall heaters and wood panelling to dado height to one wall. Opening to the:

KITCHEN
9' 11" x 8' 7" (3.03m x 2.61m)
Having window to front elevation, part glazed door to side elevation, coved ceiling and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard & integrated automatic washing machine under. Work surface return with cupboards & drawers under, cupboards over. Further work surface return with inset induction hob, integrated electric oven & cupboards under, extractor over and tall unit to side housing integrated fridge & freezer.

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BEDROOM ONE
10' 11" x 9' 7" (3.34m x 2.91m)
Having window to rear elevation, coved ceiling, wall mounted electric heater, wood panelling to dado height to one wall and built-in wardrobe.

BEDROOM TWO
9' 6" x 7' 11" (2.90m x 2.41m)
Having window to rear elevation, coved ceiling and wall mounted electric heater.

BEDROOM THREE
9' 0" x 6' 8" (2.74m x 2.02m)
Having window to front elevation, coved ceiling and wall mounted electric heater.

BATHROOM
7' 6" x 5' 9" (2.29m x 1.75m)
Having window to front elevation, heated towel rail, part tiled walls, wood effect flooring, panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

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EXTERIOR

To the front of the property there is a shaped lawn and a driveway providing off-road parking which leads to the:

GARAGE

17' 9" x 9' 0" (5.41m x 2.74m)
Having up-and-over door, light, power, service door to side and window to rear.

REAR GARDEN

Being enclosed and laid to lawn with a granite chip patio extending to the right hand side of the bungalow.

THE PLOT

The property occupies a plot of approximately 0.22 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.

LOCATION

Hagworthingham is a picturesque and historic village nestled within the rolling countryside of the Lincolnshire Wolds, an area celebrated for its natural beauty, peaceful landscapes and excellent walking routes. Situated between the market towns of Horncastle and Spilsby, the village offers a wonderful balance of rural tranquillity and accessibility. Hagworthingham is particularly popular with those seeking a quieter lifestyle surrounded by open countryside. The area is well known for walking, cycling and wildlife, with nearby beauty spots such as Snipe Dales offering woodland walks, nature reserves and scenic valleys.

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SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via new electric heaters and the property is double glazed. The current council tax is band C. Recent improvements include a new electric boiler for hot water, new modern electric heaters, new external doors & windows, new soffits & gutters.

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

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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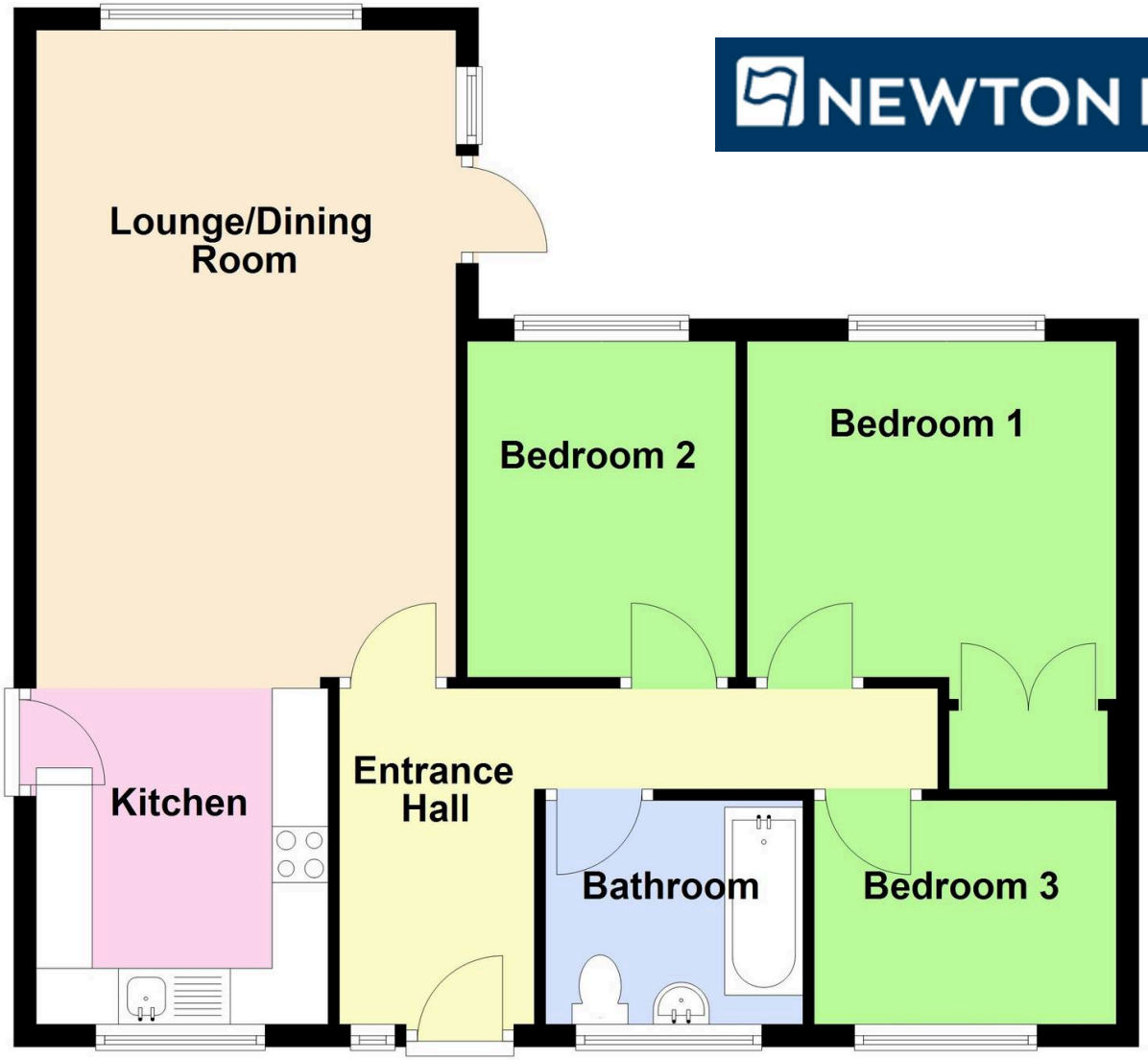

Total area: approx. 69.3 sq. metres (745.9 sq. feet)

Newton Fallowell Estate Agents

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