



# Tarshyne, Bond Hays Lane

Hagworthingham, Spilsby

Set on a generous elevated plot in a highly sought-after Wolds village, this attractive detached bungalow offers over 1,500 square feet of spacious and versatile accommodation.

The well-appointed interior comprises an entrance hall, comfortable lounge, dining room, inner hall, cloakroom, side entrance/utility, study and a re-fitted kitchen. The property also features four bedrooms and a family bathroom with a separate shower.

Outside, the property benefits from a driveway providing ample off-road parking, a garage and established lawned gardens that enhance the home's appealing setting. The property benefits from an external oil fired boiler which was installed in September 2025 and is double glazed throughout.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





## ACCOMMODATION

Steps up to the part glazed front entrance door through to the:

## ENTRANCE HALL

Having two radiators and access to roof space.

## LOUNGE

14' 2" x 13' 8" (4.32m x 4.17m)

Having window to front elevation, coved ceiling, radiator and fireplace with cast iron insert & oak surround. Opening to the:

## DINING ROOM

13' 9" x 8' 0" (4.19m x 2.44m)

Having window to side elevation, sliding doors to rear elevation, coved ceiling, radiator and built-in airing cupboard.

## INNER HALL

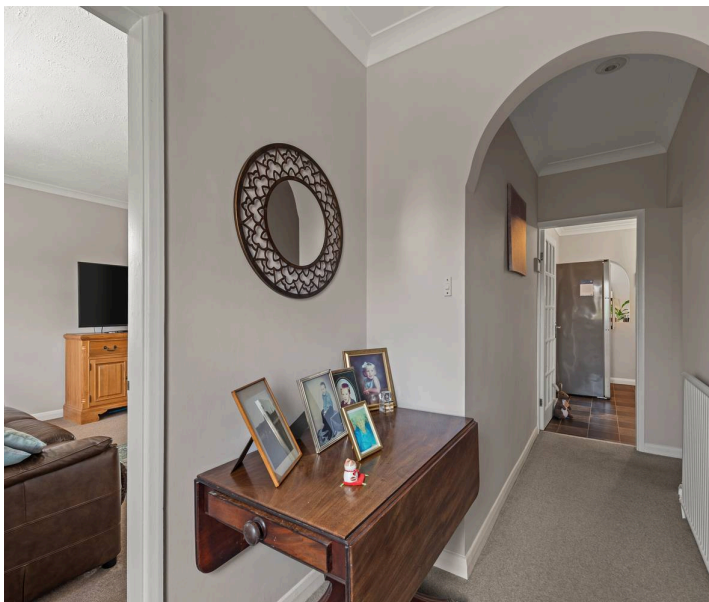
Having two built-in cupboards, opening to the side entrance hall and door to the:

## CLOAKROOM

Having extractor, low level WC and corner hand basin.

## SIDE ENTRANCE UTILITY

Having part glazed door with side screen to side elevation, window to other side elevation, radiator, tile effect flooring and work surface with space & plumbing for automatic washing machine & tumble dryer under. Door to the study and opening to the:





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## KITCHEN

13' 3" x 11' 0" (4.04m x 3.35m)

Having windows to side & rear elevations, radiator and tile effect flooring. Re-fitted in 2018 with a range of units with work surfaces & upstands comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with inset electric range style cooker, cupboards & drawers under, extractor over and tall unit to side.

## STUDY

11' 2" x 6' 4" (3.40m x 1.93m)

Having windows to side & rear elevations, radiator and tile effect flooring.

## BEDROOM ONE

13' 3" x 11' 2" (4.04m x 3.40m)

Having box bay window to front elevation, radiator and large walk-in wardrobe.

## BEDROOM TWO

18' 0" x 8' 0" (5.49m x 2.44m)

Having box bay window to side elevation, coved ceiling, radiator and built-in wardrobe.

## BEDROOM THREE

13' 4" x 9' 3" (4.06m x 2.82m)

Having window to rear elevation and radiator.

## BEDROOM FOUR

10' 6" x 9' 4" (3.20m x 2.84m)

Having window to side elevation, radiator and laminate flooring.

## BATHROOM

10' 1" x 8' 3" (3.07m x 2.51m)

Having window to rear elevation, inset ceiling spotlights, radiator incorporating heated towel rail, tiled floor, extractor, freestanding roll-top bath with mixer tap, shoe enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards under.





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## **EXTERIOR**

To the front of the property there are shaped lawns. A driveway provides off-road parking and leads to the:

## **GARAGE**

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

## **GARDENS**

To the side of the property there is a paved patio area with an external oil fired boiler and oil storage tank. The rear garden has a shaped lawn with established borders, a large paved patio and garden shed.

## **THE PLOT**

The property occupies a plot of approximately 0.17 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 external oil fired boiler (new September 2025)) serving radiators and the property is double glazed. The current council tax is band E.



### LIFETIME LEGAL

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### AGENT'S NOTES

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Total area: approx. 1545.1 sq. feet

## Newton Fallowell Estate Agents

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