



 **NEWTON**
FALLOWELL

Sunny Dene, High Street, Hagworthingham – PE23 4NA
£350,000

Sunny Dene, High Street

Hagworthingham, Spilsby

A spacious detached bungalow occupying a generous plot of approximately 0.20 acre, subject to survey, within the charming historic village of Hagworthingham, nestled on the edge of the picturesque Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Backing onto an open field and offering over 1,600 square feet of accommodation, the property comprises an entrance hall, dining room, lounge, conservatory, office, breakfast kitchen, utility room, three bedrooms and a bathroom with separate shower. Outside there are well-maintained lawned gardens, ample off-road parking via a private driveway, a garage and an enclosed rear garden enjoying a pleasant open aspect. Further benefits include oil fired central heating, double glazing and the added advantage of NO CHAIN.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





ACCOMMODATION

Part glazed entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, two radiators, dado rail, tile effect flooring, access to roof space, built-in cupboard and built-in airing cupboard.

DINING ROOM

9' 10" x 9' 4" (2.99m x 2.84m)

Having coved ceiling, radiator and laminate flooring. Opening to the:

LOUNGE

18' 10" x 12' 5" (5.73m x 3.78m)

Having window to rear elevation, radiator and fireplace with tiled hearth, inset electric fire and wooden surround. Small pane glazed double doors to the:

CONSERVATORY

19' 5" x 8' 8" (5.91m x 2.65m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden, radiator, tiled floor and ceiling fan/light fitting.



OFFICE

8' 7" x 8' 5" (2.62m x 2.57m)

Having window to front elevation, door to garage and cupboard housing oil fired boiler providing for both domestic hot water & heating.

BREAKFAST KITCHEN

16' 2" x 16' 1" (4.94m x 4.91m)

(max) Having two windows to front elevation, radiator, inset ceiling spotlights with feature beam, exposed brick wall with arched recess and tiled floor. Fitted with a range of base & wall units with work surfaces comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards over. Further work surface with cupboards & drawers under. Work surface return with space for range style cooker, cupboards, drawers, wine rack, space & plumbing for automatic washing machine under, cupboards, concealed extractor, glazed display units with spice drawers, shelving & plate rack over.

UTILITY

12' 2" x 6' 0" (3.71m x 1.82m)

Having window to side elevation, part glazed door to rear elevation, radiator, wood effect flooring, work surface with two inset circular bowls & cupboards under.





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BEDROOM ONE

10' 11" x 9' 10" (3.33m x 3.00m)

Having window to rear elevation overlooking the conservatory, coved ceiling, radiator and fitted wardrobes with drawers under to either side of double bed space with overhead cupboards & shelving.

BEDROOM TWO

13' 11" x 10' 0" (4.24m x 3.05m)

(max) Having bow window to front elevation and radiator.

BEDROOM THREE

9' 10" x 8' 0" (2.99m x 2.45m)

Having window to rear elevation overlooking the conservatory, coved ceiling and radiator.

BATHROOM

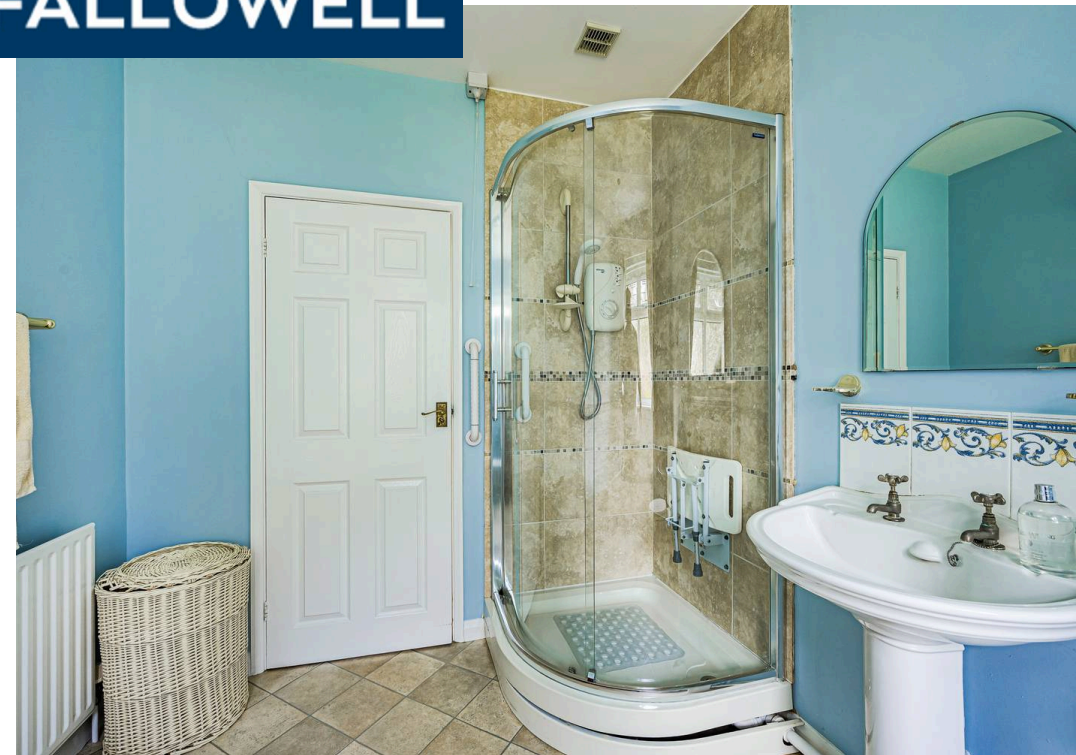
10' 0" x 7' 6" (3.04m x 2.29m)

Having window to front elevation, inset ceiling spotlights, radiator and tile effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with electric shower fitting, panelled bath with tiled splashback, close coupled WC and pedestal hand basin with tiled splashback.





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EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway provides off-road parking and leads to the:

GARAGE

19' 7" x 8' 8" (5.96m x 2.63m)

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

REAR GARDEN

Being enclosed and majority laid to lawn with borders and having a paved patio, garden shed and oil storage tank.

THE PLOT

The property occupies a plot of approximately 0.20 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.





SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank with soakaway. Heating is via an oil fired boiler 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.

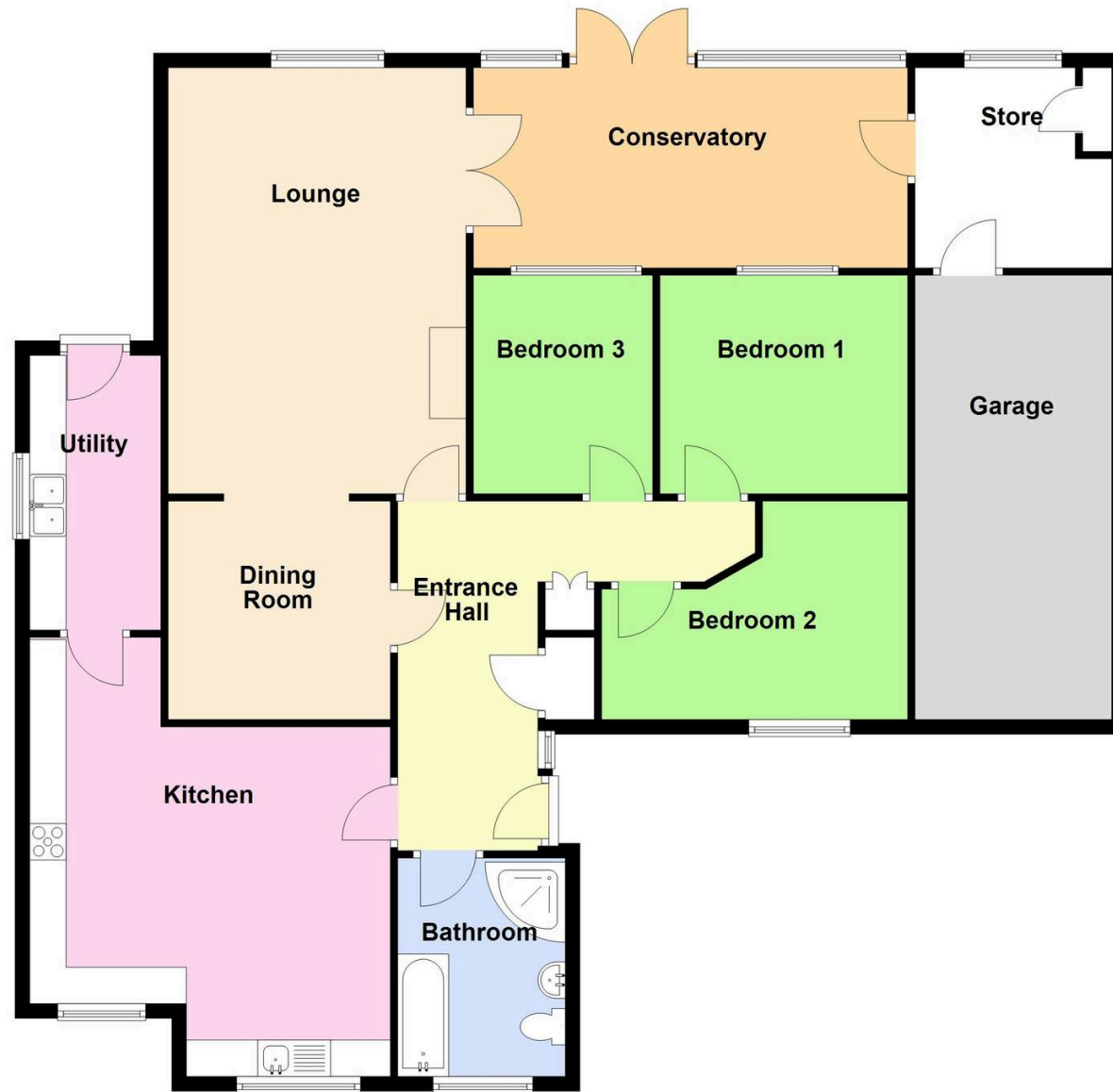
AGENT'S NOTES

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Total area: approx. 156.7 sq. metres (1686.6 sq. feet)

Newton Fallowell Estate Agents

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