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ESTATE AGENTS

Hagnaby Road, Old Bolingbroke, PE23 4HJ

Offers Over £195,000

This three bedroom property enjoys a great position with beautiful open views to the front and is only a short walk from the centre of Old Bolingbroke, in the heart of the Lincolnshire Wolds, much of which is designated as ‘an area of outstanding natural beauty’.

The property has a double-gated driveway to the front which continues alongside the property leading to two garages, so could be ideal for a buyer needing parking for several vehicles. Internally the ground floor has a breakfast kitchen and separate lounge together with a cloakroom and a utility There are three bedrooms to the first floor plus the bathroom and a second separate WC. The current owners have made a number of improvements during their ownership but also recognise that the property (and garden size) still offers a new buyer the opportunity to invest and add further value, which we believe has been reflected within the asking price.

Steeped in history, this picturesque village dates back to 1086 and features the remains of Bolingbroke Castle which was the birth place of King Henry 1V of England. The small market town of Spilsby with several shops, schools, restaurants and pubs is only 3 miles away and the village of East Kirkby which is home to the Battle of Britain Memorial is 2 miles away. The larger historic market towns of Horncastle and Boston are 8 and 16 miles away.





- Three Bedroom Semi-Detached Home
- Generous Driveway and Double Garage
- Country Lane Location
- Superb Open Views To The Front
- Sought-after Wolds Village
- EPC Rating – ‘D’
- Tenure: Freehold.
- Council Tax Band ‘A’







Entrance via canopy porch and uPVC obscure-glazed door into the:

Entrance Hall - Radiator, staircase to the first floor and door through to the:

Lounge 5.55m x 3.34m (18'3" x 10'11") – The lounge enjoys a double aspect with uPVC windows to the front and rear and has radiator and a feature fireplace with electric fire.

Kitchen 3.30m x 3.11m (10'10" x 10'2") – The kitchen has uPVC window overlooking the rear garden and comprises a range of work surfaces with drawer and cupboard units at both base and eye level. Inset sink/drainer and there is space for a cooker and space and plumbing for a dishwasher. The kitchen also has the benefit of a pantry and a further door leads to the side entrance with uPVC external door and access to:

Cloakroom – Housing the close-coupled WC.

Utility/ Laundry Room 2.13m x 2.11m (7'0" x 6'11") – Having obscured window to the front, oil-fired central heating boiler and ample space for a washing machine, tumble dryer and further appliances.

First Floor Landing - Having window to the rear aspect and doors arranged off to:

Bedroom One 3.65m x 3.14m (12'0" x 10'4") – Bedroom one is a generous double bedroom with window to the front aspect, overlooking the garden and superb neighbouring views. Over-stairs cupboard and radiator.

Bedroom Two 3.34m x 2.82m (10'11" x 9'3") – Also a generous double bedroom with uPVC window overlooking the neighbouring fields and countryside. Radiator and built-in cupboard with laundry shelving

Bedroom Three 2.63m x 2.41m (8'8" x 7'11") - Having window to the rear aspect overlooking the rear garden, built-in cupboard and a radiator.

Bathroom - The bathroom comprises a suite of panel bath with attached shower over, pedestal hand basin with mixer tap. Heated towel rail and tiling as appropriate.

WC – With uPVC obscured window to the rear and a low-profile WC.

Outside

To the front of the property is a lawned garden with the hedge border to the front. Double gates open onto a good-size driveway to the right of the garden, which provides off-road car parking and extends alongside the property to the rear garden/ garaging.

The rear garden combines a generous and lawn with a patio area and gives access to the aforementioned **Double Garage 5.55m x 4.92m (18'3" x 16'2")**







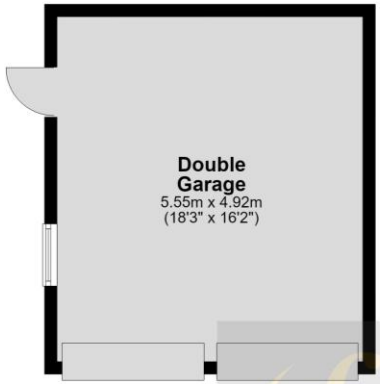






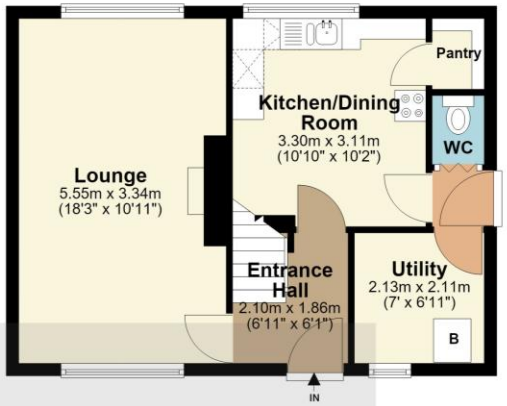
Garage to Rear

Approx. 27.3 sq. metres (293.9 sq. feet)



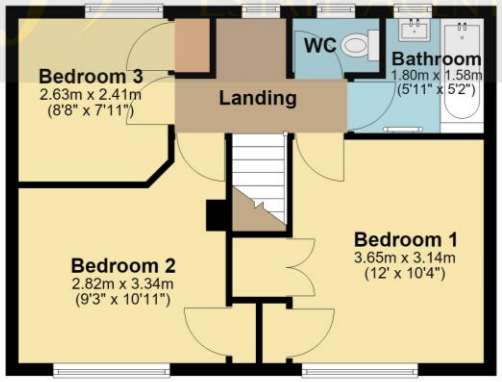
Ground Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.5 sq. feet)





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NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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FAIRWEATHER ESTATE AGENTS

22 Dolphin Lane, Boston
Lincolnshire PE21 6EU
T| 01205 336122
E| sales@fairweather-estateagents.co.uk

