

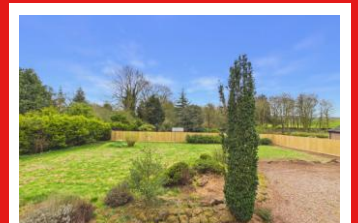
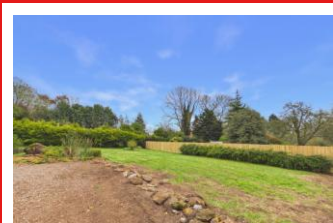
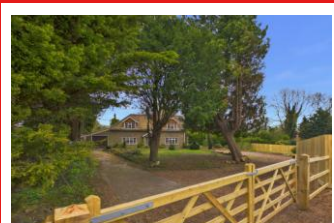


**'Home Farm', Main Road,
Hagworthingham, PE23 4LT
Asking Price Of £325,000**



- Individual Detached Family Home
- In Need of Modernisation
- 4 Reception Rooms, 2 Bath/Shower Rooms
- 3 Double Bedrooms
- Garage & Gardens
- Oil CH. NO UPWARD CHAIN

In a highly sought-after Wolds village, is this individual detached family home enjoying a secluded position, set back from the main road behind a substantial brick wall. The property offers excellent potential for modernisation and further development, with ample space for extension (subject to the necessary PP), making it an ideal opportunity for buyers looking to create a bespoke home. Delightful gardens, mainly laid to lawn, the property also benefits from an integral garage and generous outdoor space. With no upward chain, this home presents a rare opportunity, and early viewing is strongly recommended to fully appreciate the scope and potential on offer.



Woodhall Spa - 01526 353185
www.waltersstateagents.co.uk





ENTRANCE LOBBY With parquet flooring.

LOUNGE 19' 5" x 16' 0" (5.92m x 4.88m) Having feature stone open fireplace and hearth with matching TV plinth, two double radiators, TV point and wall lights.

LIVING ROOM 16' 0" x 12' 4" (4.88m x 3.76m) Having feature open fireplace and hearth, double radiator, beam ceiling, secondary double glazed window, wall lights.

REAR HALL With parquet flooring, radiator, staircase to the first floor and door to rear passageway.

SHOWER ROOM off, having fully tiled walls with shower cubicle, pedestal hand basin and low level WC. Radiator and electric wall heater.

KITCHEN 10' 9" x 9' 7" (3.28m x 2.92m) Having stainless steel single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over. Space for electric cooker, part-tiled walls, radiator and built-in shelved PANTRY CUPBOARD. An open access leads to the:

DINING ROOM 10' 8" x 9' 8" (3.25m x 2.95m) With pine boarded ceiling and radiator.

GARDEN ROOM 18' 4" x 11' 0" (5.59m x 3.35m) Having pine boarded ceiling, radiator, telephone point and door to the garden.

FIRST FLOOR LANDING Giving access to the roof void.

BEDROOM ONE 14' 3" x 12' 6" (4.34m x 3.81m) Having part-sloping ceiling, radiator, two fitted double wardrobes with central dressing table with mirror and light over, cupboard below.

BEDROOM TWO 13' 6" x 12' 8" (4.11m x 3.86m) Having part-sloping ceiling, radiator and two built-in wardrobes to one wall.

BEDROOM THREE 16' 0" x 11' 8" (4.88m x 3.56m) Having part-sloping ceiling, radiator and secondary double glazed window.

BATHROOM 9' 7" x 8' 4" (2.92m x 2.54m) Having fully tiled walls with panelled bath, tiled shower cubicle, pedestal hand basin and low level WC. Radiator, and fitted cupboard housing the hot water tank with jacket and immersion heater fitted.

OUTSIDE - REAR OPEN PASSAGEWAY Giving access to the rear hall and also access to the:

UTILITY ROOM 11' 3" x 6' 5" (3.43m x 1.96m) With stainless steel single drainer sink unit with cupboard under and also housing the oil-fired boiler.

GARAGE 17' 6" x 12' 0" (5.33m x 3.66m) With up-and-over door and with power and light connected.

THE GARDENS The property is approached from the main road over the neighbours gravel driveway of which vehicle access and turning is permitted, through double wooden gates to a gravel driveway providing ample parking space. The grounds are mainly laid to lawn with mature trees and shrubs.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band D.

POSSESSION - Vacant possession will be given on completion.

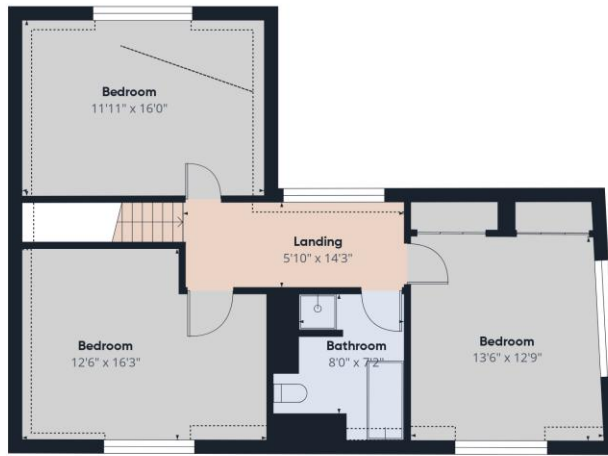
FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor 0



Floor 1



Approximate total area^m
2155 ft²

Reduced headroom
73 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		