



Lorien  
Hawthorn Hill, Dogdyke, Lincoln, Lincolnshire LN4 4UZ

£325,000

**BELL**





# Lorien

Hawthorn Hill, Lincolnshire LN4 4UZ

Lincoln – 25 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 11 miles

(Distances are approximate)

A thoughtfully extended detached bungalow providing a wide range of versatile accommodation currently comprising six bedrooms, dual aspect living room, conservatory and large breakfast kitchen. Outside the property is enhanced by countryside views, double car port, double garage and timber workshop. The shopping, social and educational facilities can be found within the nearby and well serviced villages of Coningsby and Tattershall a short drive away. A note of interest, the property has a bank of sixteen owned solar panels providing cheaper energy costs.

## Reception Hall

With radiator and door to:

## Breakfast Kitchen 19' 5" x 11' 6" (5.91m x 3.50m)

A superb room and the 'Hub' of the home, ideal for family gatherings adjoined with the large conservatory. There is an extensive range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher. There is a five-ring electric hob, electric double oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is a solid timber covered central island unit over base units with breakfast bar to one end. There are coved ceilings, radiator, power points, uPVC door to utility room, patio doors to the conservatory and uPVC door to:

## Home Office 8' 6" x 6' 1" (2.59m x 1.85m)

Having patio doors to the garden, radiator and power points.







**Utility Room 12' 2" x 6' 2" (3.71m x 1.88m)**

With access to courtyard garden and having tiled flooring, space and plumbing for washing machine, radiator and power points.

**Conservatory 22' 7" x 11' 7" (6.88m x 3.53m)**

Overlooking the rear garden and having electric panel heater, power points, two set of double doors to garden and double patio doors to:

**Lounge 17' 9" x 12' 3" (5.41m x 3.73m)**

A dual aspect room providing views over the garden. There is an open fireplace set to open brick surround and tiled hearth. There is coved ceiling, radiator, power points and glazed panel door returning to reception hall.

**Bedroom 1 12' 7" x 10' 7" (3.83m x 3.22m)**

Overlooking the garden and having fitted wardrobes, radiator and power points.

**Bedroom 2 12' 8" x 9' 10" (3.86m x 2.99m)**

With side aspect and having fitted wardrobe, radiator, electric hoist and power points.

**Bedroom 4 9' 7" x 7' 10" (2.92m x 2.39m)**

A dual aspect room currently used as a home office with radiator and power points.

**Bedroom 3 9' 3" x 7' 10" (2.82m x 2.39m)**

With side aspect, radiator and power points.

**Bedroom 5 12' 0" x 6' 4" (3.65m x 1.93m)**

Overlooking the garden and having radiator and power points.

**Bedroom 6 10' 8" x 5' 11" (3.25m x 1.80m)**

With garden views, radiator and power points.

**Boiler Room**

Providing a good drying room for coats and boots.

**Bathroom 7' 11" x 7' 10" (2.41m x 2.39m)**

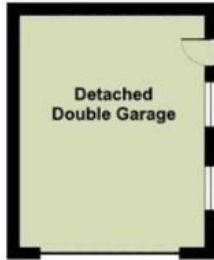
With a white suite comprising panelled bath with shower attachment taps, corner shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is a radiator, heated towel rail and ceiling spot lights.

**Wet Room 7' 9" x 7' 4" (2.36m x 2.23m)**

With shower, wash hand basin, low-level WC and electric hoist.







## Outside

The property is approached over a driveway providing side by side parking for several vehicles and leads to **Open Fronted Car Port 18' 1" x 16' 5" (5.51m x 5.00m)** and leads to **Double Garage 19' 8" x 16' 0" (5.99m x 4.87m)** with electric roller door, power, lighting and service door to garden. The garden to the side and rear is predominantly laid to lawn with mature hedging to borders. A feature of the garden is its most appealing views over neighbouring paddock. There is a 'courtyard' garden to opposite side with good sized **Timber Store** with power and lighting.

**East Lindsey District Council – Tax band: C**  
**EPC Rating: C**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.  
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