

Village & Country



Tennyson View, High Street, Hagworthingham

A large well presented six bedroom detached family residence located in the Lincolnshire Wolds village of Hagworthingham. The property benefits from extremely spacious accommodation, modern kitchen, attractive pantile roof conservatory, two en-suites and an impressive entrance hall and landing.

The internal accommodation comprises: hallway, snug, sitting room, dining room, conservatory, cloakroom, kitchen, breakfast room and utility to the ground floor. To the first floor there are six bedrooms, two with en-suite and a family bathroom. To the outside there is an attached double garage and a good size enclosed rear garden with attractive vistas over the surrounding Wolds countryside.

The village of Hagworthingham lies approximately 6 miles away from the well serviced Georgian market town of Horncastle with its many shopping, social and educational facilities including the highly regarded Queen Elizabeth's Grammar School, Banovallum Secondary School and Horncastle Primary School. The village benefits from a public house, church and cafes, is on a good bus route and is adjacent to the picturesque Snipe Dales Country Park.

Old Bank Chambers, Horncastle, Lincs LN9 5HY

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Accommodation

The property is entered via a storm porch with pantile roof and wooden single glazed door with viewing panel leading into the:



Hallway

Hallway

Having upvc double glazed window to front aspect, single radiator with cover, ornate ceiling coving, half height tongue and groove wall panelling, inset spotlighting, multiple power points and wooden skirting boards. Wood panelled doors lead off to:

Snug 11' 03 x 8' 10 (3.45m x 2.70m)

Excluding bay window.

Having upvc double glazed bay window to front aspect, fireplace with tiled hearth and wooden mantel (currently blocked), single radiator, ceiling coving, tv point, phone point, multiple power points and wooden skirting boards.



Sitting room

Sitting Room 18' 10 x 14' 03 (5.76m x 4.36m)

Excluding bay window.

Having upvc double glazed bay window to front aspect and window to side aspect, feature exposed brick fireplace with wood burner inset to stone hearth and timber lintel beam over. Exposed ceiling beam, double radiator, ornate ceiling coving, 4 wall mounted lights, tv point, multiple power points and wooden skirting boards. Wooden double doors lead through to the:



Dining room

Dining Room 14' 03 x 10' 10 (4.36m x 3.32m)

Having upvc double glazed window to rear aspect, exposed ceiling beam, single radiator, ornate ceiling coving, multiple power points and wooden skirting boards. Wooden glazed double doors lead through to the:



Conservatory

Conservatory 13' 01 x 11' 07 (3.99m x 3.55m)

Being of brick construction with pitched pantile roof and wooden double glazed windows. Inset spotlighting, tiled floor, multiple power points

and wooden double glazed doors open out to rear garden.

Cloakroom

Having low level wc, wash hand basin inset to vanity unit, single radiator, ceiling coving, inset spotlighting, half wall tiling, wooden floor, upvc double glazed window to rear aspect and wooden skirting boards.



Kitchen

Kitchen 13' 02 x 12' 06 (4.01m x 3.82m)

Having a good selection of cupboards to both wall and base levels with sink plus drainer inset to granite worktops and appropriate splashback wall tiling. Matching kitchen island with cupboards to one side and wicker basket drawers to the other, integral electric oven, Bosch dishwasher, fridge and oil fired Aga inset to brick surround with timber lintel above. Also having exposed ceiling beams, ceiling coving, inset spotlighting, wooden floor, multiple power points, upvc double glazed window to rear aspect and wooden skirting boards. An archway with exposed beam leads through to the:

Breakfast Room 10' 01 x 8' 09 (3.09m x 2.69m)

Having upvc double glazed window to rear aspect, exposed brick wall, single radiator, ceiling coving, wooden floor, multiple power points and wooden skirting boards. A wood panelled door leads to the:

Utility 9' 11 x 7' 04 (3.04m x 2.25m)

Having cupboards to both base and wall levels with sink plus drainer inset to wooden worktop with appropriate splashback wall tiling. Single radiator, space and plumbing for washing

machine, ceiling coving, laminate wooden floor, multiple power points, upvc double glazed window to rear aspect and wooden skirting boards. Also having a wooden double glazed door to rear garden aspect and wooden door leading to the **garage**.

Stairs lead up from the **hallway** to the:

First Floor Landing

Having storage cupboard with appropriate linen shelving, single radiator, ornate ceiling coving, inset spotlighting, multiple power points, upvc double glazed window to front aspect and wooden skirting boards. Wood panelled doors lead off to:



Bedroom one

Bedroom One 15' 09 x 15' 04 (4.81m x 4.69m) Maximum dimensions.

Having upvc bay window to front aspect, double radiator, ornate ceiling coving, inset spotlighting, tv point, phone point, multiple power points and wooden skirting boards. A wooden door with obscure viewing panel leads into the:

En-Suite Shower Room

Having shower cubicle, wash hand basin inset to vanity unit and low level wc, heated towel rail, ceiling coving, inset spotlighting, appropriate wall tiling, tiled floor and upvc double glazed window to side aspect.

Bedroom Three 10' 10 x 10' 09 (3.31m x 3.28m) Excluding wardrobes.

Having upvc double glazed window to rear aspect, fitted double wardrobe, single radiator, ceiling coving, access to loft space, multiple

power points, wooden floor and wooden skirting boards.



Bedroom three

Family Bathroom

Having 4 piece suite comprising wood panelled bath with central mixer tap with shower attachment, shower cubicle, wash hand basin inset to vanity unit and low level wc. Single radiator with cover, ceiling coving, inset spotlighting, half height tongue and groove wall panelling, appropriate wall tiling, tiled floor and upvc double glazed window to rear aspect.

Bedroom Five 9' 11 x 7' 01 (3.04m x 2.18m) extending to 9' 03 (2.84m)

Having upvc double glazed window to rear aspect, single radiator, ceiling coving, multiple power points and wooden skirting boards.

Bedroom Four 11' 04 x 8' 10 (3.47m x 2.72m)

Excluding bay window and fitted wardrobes. Having upvc double glazed bay window to front aspect, fitted double wardrobe, single radiator, ceiling coving, multiple power points and wooden skirting boards.

Bedroom Six 10' 03 x 5' (3.14m x 1.52m)

Having upvc double glazed window to rear aspect, single radiator, sloping ceiling, phone point, laminate wooden floor, multiple power points and wooden skirting boards.

Bedroom Two 19' 04 x 8' 01 (5.91m x 2.48m)

Having upvc double glazed window to front aspect, feature upvc circular window to side aspect, double radiator, sloping ceilings, wooden floor, multiple power points and wooden skirting boards.



Bedroom two

En-suite Bathroom

Having panelled bath with shower over, pedestal wash hand basin and low level wc, single radiator, appropriate wall tiling, wooden floor, upvc double glazed window to rear aspect and wooden skirting boards.

Outside

The property is approached through iron gates to a blocked paved driveway providing off road parking for several vehicles and leading to the **garage** 19' 04 x 15' 02 (5.92m x 4.64m) extending to 17' 09 (5.43m) having two double wooden doors, floor standing central heating boiler and light and power connected. The front garden is enclosed by a brick wall. There is gated access to the rear garden from both sides of the property.



Rear garden

The rear garden is enclosed on the rear and side aspects by a wooden fence and is predominantly laid to lawn with a selection of mature shrubs. There is also a patio area and summerhouse. The

property benefits from countryside views to the rear.



Side garden



Open countryside views

Utilities: Mains water, electricity and drainage to a private system. Oil fired central heating. Council tax band F.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

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 appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle,

Lincolnshire. LN9 5HY. Tel. 01507 522222; Fax. 01507 524444

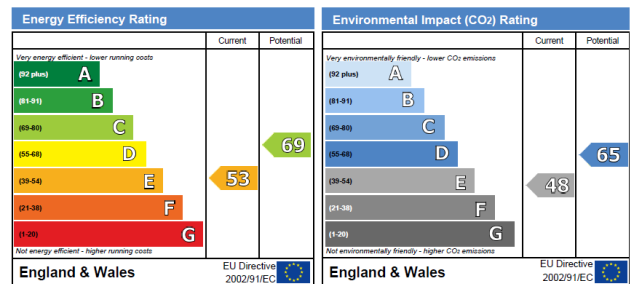
Email: horncastle@robert-bell.org

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These details were prepared on 27 January 2012.
Internal photographs updated 20 January 2014.

ENERGY PERFORMANCE

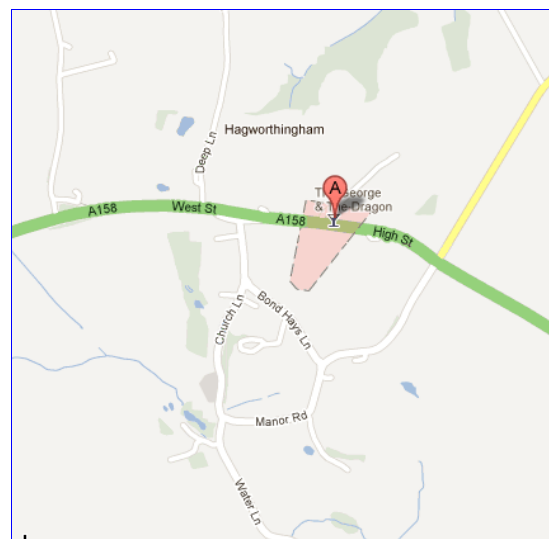
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

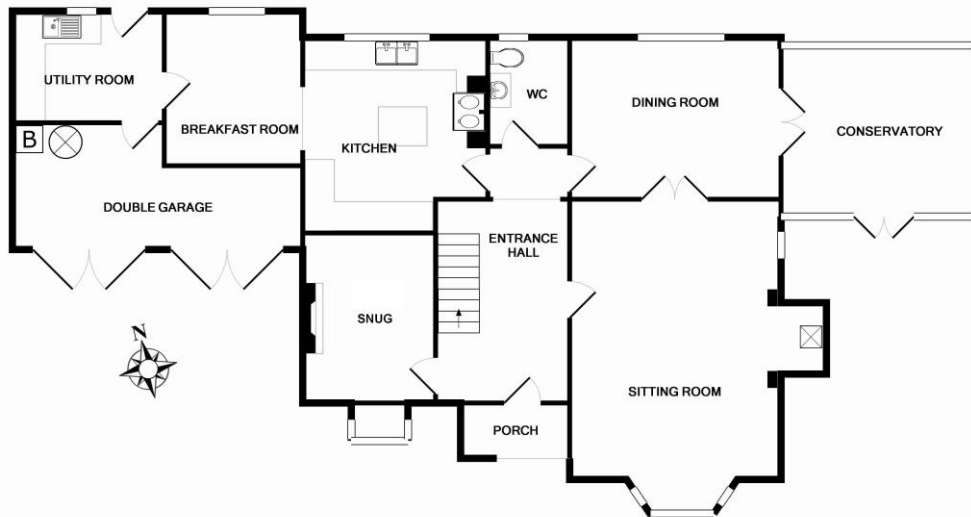
The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

LOCATION MAP

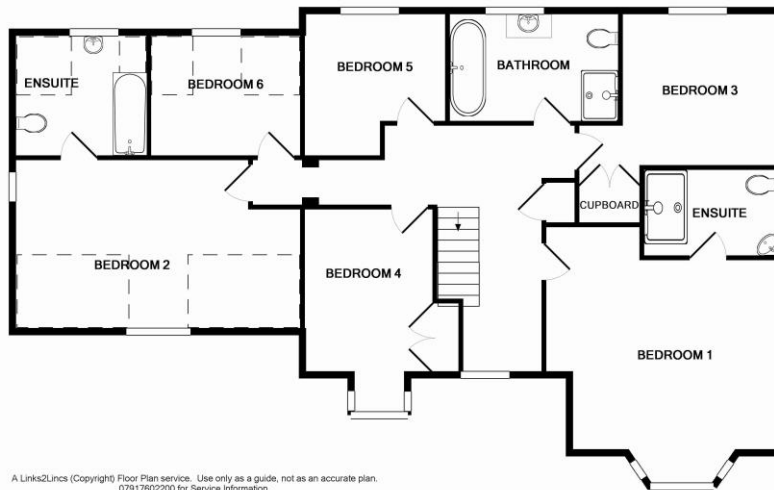


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FLOORPLAN



GROUND FLOOR



1ST FLOOR

A Link2Lincs (Copyright) Floor Plan service. Use only as a guide, not as an accurate plan.
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