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2023



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Gold Trusted
Service Award

2023

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The Hawthorns

Panton Road, Hatton, Market Rasen, Lincolnshire. LN8 5QG

BELL

ROBERT BELL & COMPANY



The Hawthorns, Panton Road, Hatton

The Hawthorns is a three-bedroom dormer bungalow, built in 2021, providing modern accommodation with excellent views; taking the surrounding rolling fields of arable farmland. Boasting an electric ceiling-based heating system, contributing alongside the photovoltaic panels to a notable EPC 'C' rating, the property enjoys three generous bedrooms including spacious first floor master with en suite. With family shower room to ground floor,

The Hawthorns enjoys an excellent breakfast kitchen open to living/dining room, with French doors and full height window capitalising on the rural landscape across the rear garden.

ACCOMMODATION

Hallway with uPVC obscure double glazed front entrance door, wood effect flooring, spindle and balustrade carpeted staircase to first floor, ceiling lights and power points. Doors to accommodation including:

Bedroom having uPVC double glazed window to front aspect; mirror fronted built in wardrobe space, carpeted floor, ceiling light and power points.

Bedroom having uPVC double glazed window to front aspect; mirror fronted built in wardrobe space, carpeted floor, ceiling light and power points.

Family Shower Room having walk in shower cubicle with monsoon head and regular attachment, board surround, wash hand basin inset to storage unit and low level WC. Tiled flooring, storage unit to corner, heated towel rail and ceiling light.





Breakfast Kitchen having uPVC double glazed window to rear aspect; excellent range of storage units to base, wall levels and full height, 1 1/2 sink and drainer inset to square edge worktop with breakfast bar peninsula, built in full height fridge-freezer, washing machine and dishwasher, Kenwood stove beneath extractor canopy. Wood effect flooring, ceiling lights and power points.

Living / Dining Room having uPVC double glazed French doors to rear, full height window to side aspect; wood effect flooring, built in under stairs storage space, TV point, ceiling light and power points.

First Floor

Master Bedroom having uPVC double glazed window to side, skylights to front and rear aspect; built in eaves storage, carpeted floor, TV point, ceiling light and power points. Door to:

En-suite Shower Room having shower cubicle with board surround, wash hand basin inset to storage unit and low level WC. Tiled floor, heated towel rail and ceiling light.

OUTSIDE

The property is approached from Panton Road via a gravel driveway, opening out to ample parking spaces for multiple vehicles. The front garden is laid to lawn with brick paved edging and steps plus lamp up to the front door. There are established flowers and shrubs to the front border.

Wrapping around the side and rear is the lawned garden; with post and rail wood fencing contained the boundaries and ensuring a view across the Lincolnshire woodland beyond, a brick edged timber barbeque and seating area complements the brick paved patio. The rear has mature flowers and trees and a small stone edged pond.

THE AREA

The village of Hatton itself benefits from excellent transport links via the A158 to local services in Wragby and beyond to the county capital of Lincoln where a comprehensive range of social, retail and educational amenities can be found.

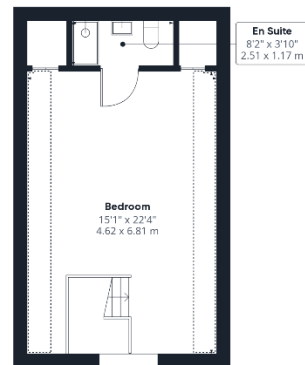
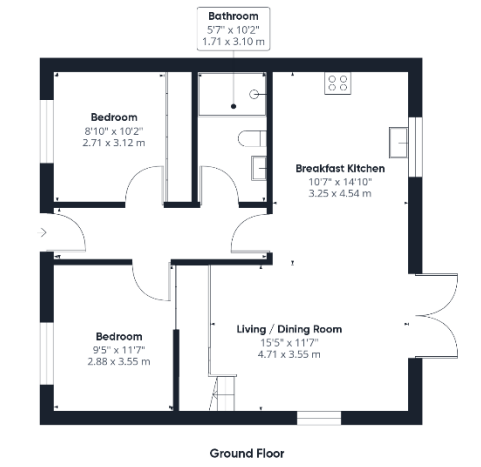
East Lindsey District Council – Tax band: C



ENERGY PERFORMANCE 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 Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY
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Brochure prepared 29.2.2024



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