



***'Home Farm', Main Road,
Hagworthingham, PE23 4LT
Asking Price Of £450,000***



- Individual Detached Family Home
- In Need of Modernisation
- 4 Reception Rooms, 2 Bath/Shower Rooms
- 3 Double Bedrooms
- 2 Garage, Workshop
- Grounds Extending to 1 & 3/4 Acres (STS)

Hidden from the main road with a high brick wall, is this detached individual family home, in need of modernisation, but has ample room to extend (if required and subject to PP), set in delightful gardens with established woodland and orchard beyond, the whole extending to approximately one & three quarter acres in total (STS). The property offers huge scope and the Agent's fully recommend a viewing to appreciate all that is on offer.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





The property which has oil fired central heating, briefly comprises:

ENTRANCE LOBBY With Parquet flooring.

LOUNGE 19' 5" x 16' 0" (5.92m x 4.88m) (Max) 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 ceilings, secondary double glazed window, wall lights.

REAR HALL With Parquet flooring, radiator, staircase to the first floor, door to the 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) (Max) 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 double 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, 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. Further **DETACHED GARAGE** 20' 0" x 14' 0" (6.1m x 4.27m) Set within the gardens and with up-and-over door, power and light connected.

BRICK BUILT WORKSHOP 18' 2" x 12' 4" (5.54m x 3.76m) With double wooden doors and power and light connected. There is also a timber and felt garden **STORE SHED** and **GREENHOUSE** set within the gardens (included in the sale).

THE GARDENS The property is approached from the main road through double wooden gates over a gravel driveway providing ample parking space. The grounds are mainly laid to lawn with many mature trees and shrubs, beyond which is an **ORCHARD** with a variety of pear, plum and apple trees and established **WOODLAND** beyond with a wildlife pond to the rear of the boundary. The total, we understand and subject to survey, is in the region of one & three quarter acres.





OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in 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 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.

