



Hill Rise
Hagworthingham, Spilsby, Lincolnshire. PE23 4LL

BELL





Hill Rise Hagworthingham

Hill Rise is a spacious, detached, bungalow occupying an elevated plot in the popular Lincolnshire Wolds-edge village of Hagworthingham. Laid out across 1700 sq ft (approx.), the property provides versatile spaces to suit a range of potential purchasers; beginning with a front-facing Lounge, leading through to dining room and kitchen at the rear – with a utility alongside. A further, dual aspect, reception room looks out to the front; three double bedrooms including master with en suite and dressing rooms, family bathroom and cloakroom complete the accommodation.

Standing to a corner position, the property occupies a 0.4 acre (sts) plot with mature front and side gardens, plus paved rear seating space with flower beds alongside. A wide garage with workshop space leads off the snaking drive, supporting a range of potential uses and interests.



ACCOMMODATION

Entered to the front through wood door with double glazed leaded windows either side to:

Entrance Way with tiled floor and ceiling light. Obscure glazed door to:

Hallway with carpeted floor, radiator, built in airing cupboard and storage space, ceiling lights. Doors to accommodation including:

Lounge having uPVC double glazed bow window to front aspect; carpeted floor, electric fire to polished stone



surround with wood mantle, TV point, radiator, wall lights and power points.

Dining Room having uPVC double glazed window to rear aspect; carpeted floor, radiator, wall lights and power points. Door to:

Kitchen having uPVC double glazed window to front aspect; Oak fronted units to base and wall levels plus island, 1 ½ bowl sink and drainer to roll edge worktop, Stoves oven and grill, induction hob, space and connection for under counter appliances. Tiled floor, ceiling light and power points. Door to:

Utility having uPVC double glazed window and patio door to rear aspect; storage units to base and wall levels, space and connections for fridge, freezer, washing machine. Oil fired Worcester boiler and ceiling light.

Cloakroom comprising low level WC, wash hand basin to storage units, tiled floor and ceiling light.

Bedroom / Office having uPVC double glazed window to rear aspect; built in wardrobe storage space, carpeted floor, ceiling light and power points.

Bedroom having uPVC double glazed window to rear aspect; built in storage space and open alcoves for wardrobe / further units, carpeted floor, radiator, ceiling light and power points.

Family Bathroom having uPVC double glazed obscure window to side aspect; bath with shower over, pedestal wash hand basin and low level WC. Tile effect flooring, built in airing cupboard, radiator with heated towel rail, wall and ceiling lights.

Master Bedroom Suite having uPVC double glazed bow window to front aspect; carpeted floor, radiator, ceiling light and power points. Open arch to:

Dressing Room with uPVC double glazed window to front aspect; built in wardrobe storage, carpeted floor, radiator and ceiling light.

En-suite Shower Room having uPVC double glazed obscure window to side aspect; corner shower cubicle with electric shower over, wash hand basin to roll edge





counter top with storage unit beneath and low level WC. Tiles to walls and floor, radiator with heated towel rail and ceiling light.

Sitting Room having uPVC double glazed window to front and bow window to side aspects; electric fire to polished stone surround with detailed mantle, carpeted floor, radiator, TV point, ceiling light and power points.

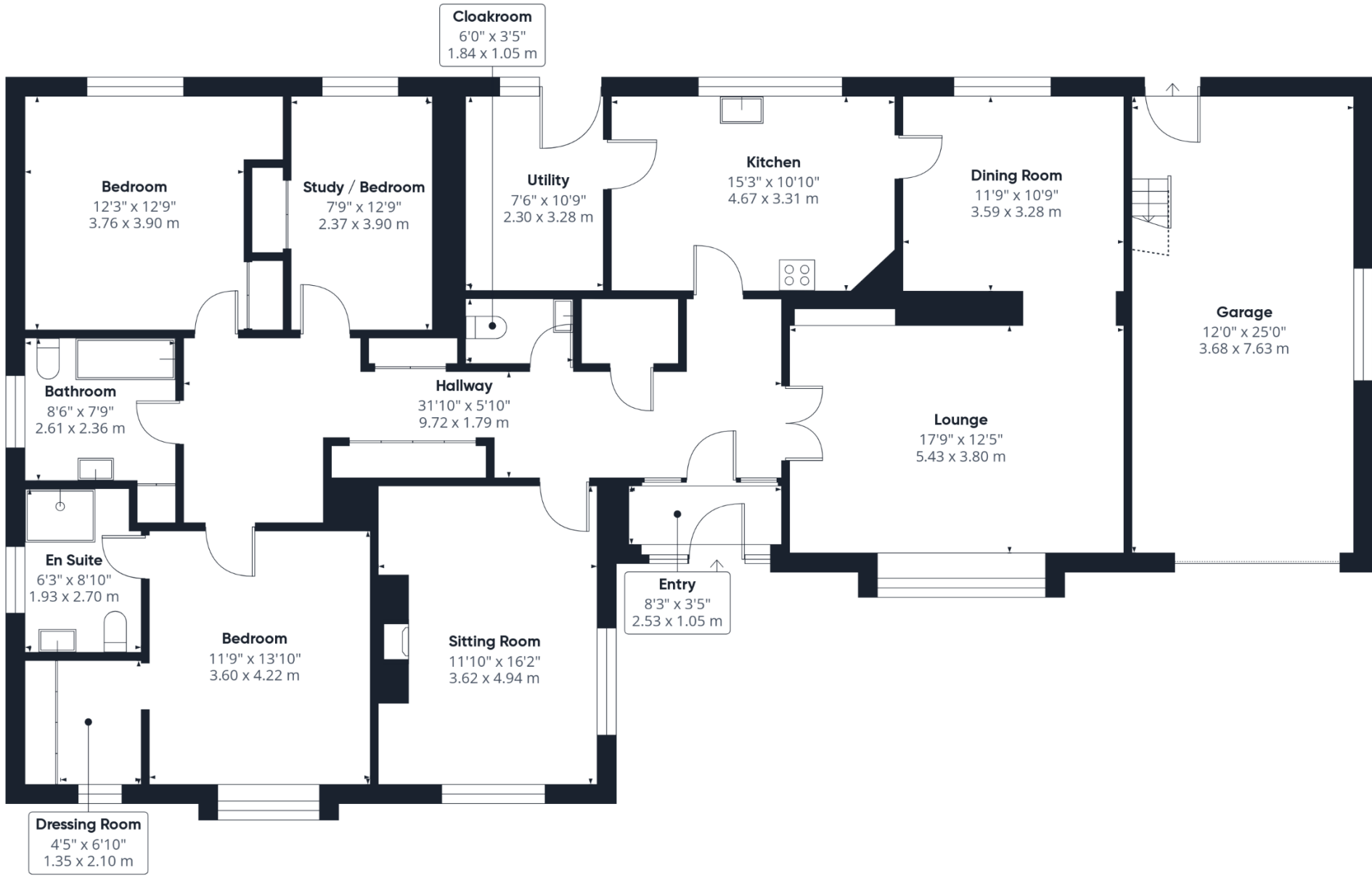
OUTSIDE

The property is approached up a long driveway, providing parking and turnaround space for multiple vehicles and access to a **Wide Garage** with workshop space to rear, electric up and over door with light, uPVC double glazed window to side, patio door to rear, light and power. A raised patio leads from the garage to the front door, opening out to a south-west facing seating space.

The front garden, elevated from the road, is laid to lawn with mature borders set with flowers and shrubs, screening the property from the road. Down the driveway (south-east) side is further lawned space with mature trees and a greenhouse, while a gate leads from the front down the other side to yet another garden space.

To the rear of the property is a lower maintenance garden with mature flowers and shrubs, providing further patio seating space which enjoys the morning sun.





Approximate total area⁽¹⁾
2044 ft²
189.7 m²

Reduced headroom
6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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





THE AREA

Hagworthingham is a sought-after village located on the southern edge of the Lincolnshire Wolds, a designated National Landscape typified by gently rolling countryside set to a patchwork of arable farmland with an array of cycling, walking and riding routes.

The village is approx. five miles from the Georgian market town of Horncastle, with local amenities including shops, restaurants and a full range of schooling (including Queen Elizabeth's Grammar). Regular public transport services like the village to Horncastle, a further market town at Spilsby; the seaside resort of Skegness on the East Coast and the cathedral city of Lincoln.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING

Oil fired central heating.

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...

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