



Hawthorn Hill, Dogdyke, Lincoln, LN4 4UZ

- EXTENDED and SPACIOUS 1,850 sq ft, detached MODERN bungalow
- GENEROUS 0.25 ACRE plot, with country/field VIEWS from WEST FACING and SECLUDED gardens, and there is paved patio
- VERY GOOD '80' ENERGY efficiency RATING including 16 SOLAR panels fully paid for
- Dual aspect LOUNGE with OPEN fireplace and FRENCH doors, OFFICE with FRENCH doors to side garden
- MODERN and SPACIOUS both BATH and SHOWER room and SHOWER WET ROOM
- SIX bedrooms (two doubles, four singles), TWO bathrooms, TWO receptions (and office)
- Detached DOUBLE GARAGE (with light, power and CAR PORT) and EXTENSIVE off road PARKING, including for CARAVAN if required, as well as vehicular access to the large plot
- 217 sq ft dual aspect MODERN soft closure fitted KITCHEN BREAKFAST room INCLUDING oak worktop island unit, tower double oven, 5 ring induction hob, dishwasher etc
- 288 sq ft DOUBLE GLAZED ROOF CONSERVATORY with light, power electric radiators and FOUR pairs FRENCH doors including two pairs to rear garden
- Side conservatory UTILITY room, Boiler room including water softener

Price Guide £400,000

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DESCRIPTION

This is an extended and spacious 1,850 sq ft, six bedroom (two doubles, four singles), two bathroom (bath & shower room, and a shower wet room), two large receptions (and office), detached modern bungalow, as well as having kitchen breakfast and utility rooms. There is also a detached garage with car port, extensive parking including for caravan if required, as well as vehicular access to the generous 0.25 acre plot (sts), with west facing and secluded gardens having country/field views, all in the hamlet of Hawthorn Hill, with local bus stop and only two and a half miles from the very well serviced large village of Coningsby.

It also benefits from very good '80' energy efficiency rating, sixteen solar panels fully paid for, UPVC double glazing including six pairs of French and external doors, UPVC soffits and fascias, central heating, external lighting, power and water supply.

The property consists of spacious hall, dual aspect lounge with open fireplace and French doors off to the 288 sq ft double glazed roof conservatory (having light, power, electric radiators and four pairs French doors including two pairs to rear garden), office with French doors to the side garden, 217 sq ft dual aspect modern soft closure fitted kitchen breakfast room (including oak worktop island unit, tower double oven, 5 ring induction hob, dishwasher etc), side conservatory utility room (having light, power, plumbing, radiator), modern and spacious both bath and shower room, and shower wet room, boiler room (including water softener) and the six bedrooms.

Outside there is the detached wooden double garage (with car port, remote controlled roller shutter door, light, power, UPVC double glazed windows and pedestrian side door to the garden), extensive parking including for caravan if required, vehicular access to remainder of the plot, wooden workshop with light, power and insulated walls, and two sheds including light and power, and there is access down both sides of the property.





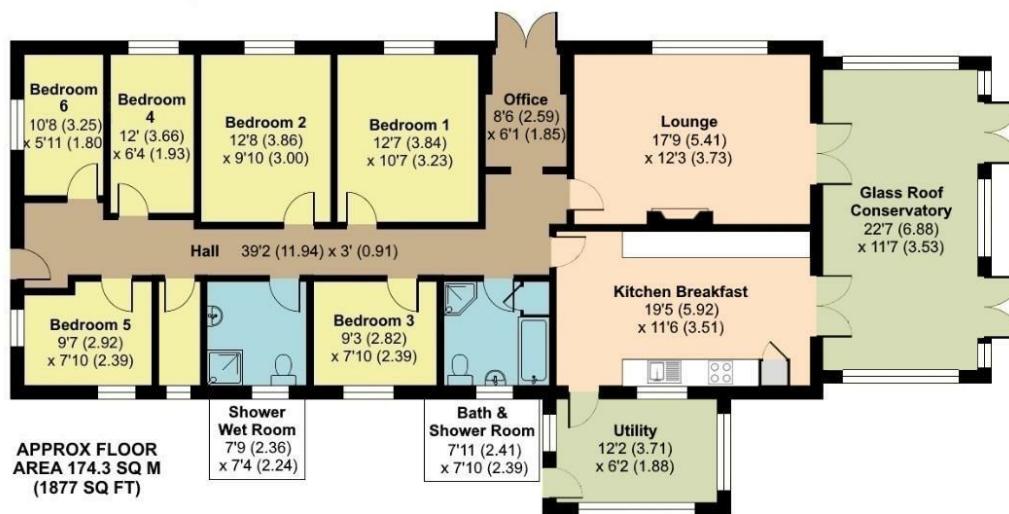
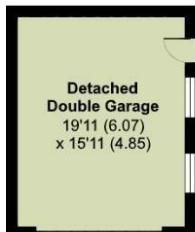
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Approximate Area = 1877 sq ft / 174.3 sq m

Garage = 320 sq ft / 29.7 sq m

Total = 2197 sq ft / 204.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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