



23, South End, Hogsthorpe

£200,000



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**Willsons**  
SINCE 1842

23, South End,  
Hogsthorpe, Skegness,  
Lincolnshire, PE24 5NE

### "AGENT'S COMMENTS"

*Located in the village of Hogsthorpe, this nicely presented two bedroom bungalow offers a recently installed kitchen and bathroom, living dining room with cosy log-burning stove, open-plan frontage and driveway providing parking for several vehicles and leading to a detached garage and private garden with enclosed boundaries to the rear, to include a large area of patio and small fruit trees. The property benefits from oil-fired central heating and uPVC double glazing throughout and provides a 'move-in ready' home.*

### LOCATION

*Hogsthorpe is a small village circa two miles inland of the seaside town of Chapel St Leonards and close by Skegness. Boasting two pubs, a village shop and post office, church, primary school, farm shop, village hall, several local eateries/tea rooms, dog groomers, riding school and close-by alpaca trekking centre and fishing lakes. Local towns of Skegness & the market town of Alford have primary and grammar and secondary schools, doctor's surgeries, range of shops & variety of eateries. Skegness has a railway station, hospital & leisure facilities including swimming pools, cinema & theatre.*



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### Front of Property

Open plan frontage with tarmac driveway, area of lawn with plants, small trees and gravel. The tarmac driveway leads through tall double wooden gates to the left and onwards to the detached garage to the rear of the property and gate to the garden. To the right of the property there is gated access to the external oil boiler, oil storage tank and an external powerpoint.

### Entrance Hallway

5'10" x 2'7" (1.8m x 0.8m)

With uPVC partially glazed external door, full height cloak cupboard (0.9m x 0.4m) and tiled flooring.

### Kitchen

8'6" x 7'10" (2.6m x 2.4m)

With a range of wall and base units, sink with draining board and mixer tap, integrated eye-level oven, integrated ceramic hob with feature glass splashback and extractor over, integrated fridge, space and plumbing for slimline dishwasher and washing machine, partially tiled walls, radiator, window to the driveway and tiled flooring.

### Living Dining Room

16'8" max x 13'1" max (5.1m max x 4.0m max)

'L'-shaped living dining room with log burning stove into chimney breast with wooden mantle and tiled hearth, two radiators, dual windows to the front of the property and laminate flooring.

### Internal Hallway

9'10" x 2'7" (3.0m x 0.8m)

With loft access, full height storage cupboard (0.7m x 0.7m) with built-in shelving and laminate flooring.

### Bathroom

5'2" x 6'10" (1.6m x 2.1m)

Recently modernised to include bath with mixer tap and electric shower over, wash basin vanity unit, WC, wall hung storage, mirrored vanity cabinet, radiator, obscured window to the side of the property, partially tiled walls and tiled flooring.

### Bedroom One

10'9" x 9'6" max (3.3m x 2.9m max)

With radiator, window overlooking the rear garden and laminate flooring.

### Bedroom Two

10'5" x 6'10" max (3.2m x 2.1m max)

With built-in wardrobes, French door to the patio, radiator and laminate flooring.

### Detached Garage

15'5" x 7'2" (4.7m x 2.2m)

With up-and-over garage door, power and lighting, fuse box, pedestrian door to the rear garden, window to the side and concrete flooring.

### Rear Garden

Set primarily to lawn with sizeable concrete slab patio and feature stepping stones, borders of flowers, shrubs and small fruit trees, small pond, wooden garden shed (4.2m x 2.7m) power and lighting and window to the side, external power point and lighting and boundaries of fencing.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil-fired central heating system.

### Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 8491-7921-6810-5600-3972

### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

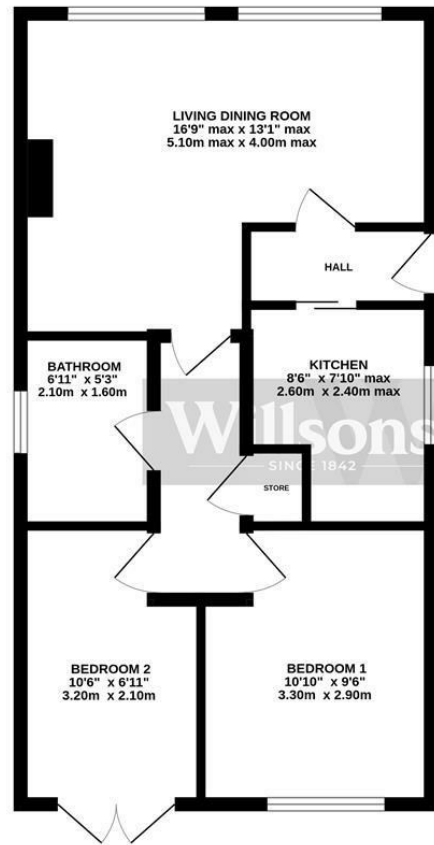
### Directions

From the A52 between Mablethorpe and Skegness the property can be found on the main route through towards the southern end of the village.

What3words///shuffles.agreement.boater



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

