



Willsons
SINCE 1842

The Milestone, West End, Hogsthorpe

£210,000 Auction Guide



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The Milestone, West End, Hogsthorpe, Skegness, Lincolnshire, PE24 5PA

"AGENT'S COMMENTS"

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000

This character property is situated on a generously sized plot, with gardens to three sides and within walking distance of the local amenities of the village of Hogsthorpe. Offering master bedroom with en-suite, dining room, conservatory, utility room & ground floor WC. Benefitting from a range of outbuildings, driveway and large wooden garage/workshop, primarily uPVC double glazing throughout, oil fired central heating and no onward chain.

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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<https://www.willsons-property.co.uk>

Frontage of Property

With gravelled driveway, pedestrian gate and concrete pathway leading to the front door, property boundaries of hedging and dwarf brick wall.

Entrance Hallway

Accessed via the character arched external porch through a wooden partially glazed entrance door into the main hallway, with under-stairs storage cupboard, radiator, window to the side of the property and carpeted flooring.

Dining Room

14'5" x 12'5" (4.4m x 3.8m)

Dual aspect room with fireplace, hearth and mantel to chimney breast wall, radiator, two windows to the side of the property, feature bay window to the front and wooden flooring.

Living Room

14'5" x 16'8" (4.4m x 5.1m)

With brick fireplace, hearth and mantel to chimney breast wall, radiator, bay window with window seat and views over the front garden, French doors leading to the conservatory and carpeted flooring.

Conservatory

10'9" max x 19'4" max (3.3m max x 5.9m max)

Pentagonal 'P' shaped conservatory of brick wall and uPVC window construction, polycarbonate style roof, air conditioning unit, radiator, French doors leading to the garden and wooden flooring.

Kitchen

6'2" x 18'8" (1.9m x 5.7m)

With wall and base units, sink with mixer tap and drainer, integrated double oven, electric hob with extractor hood over, tiled splashback, door leading to rear porch, windows to the rear of the property and tiled flooring.

Utility Room

4'11" x 4'11" (1.5m x 1.5m)

With space and plumbing for washing machine, Worcester oil fired central heating boiler, window to the side of the property and tiled flooring.

WC

With WC, wash basin, window to the side of the property and tiled flooring.

Side Porch

Of uPVC construction, with polycarbonate style roof, windows to the side of the property, door leading to the patio and garden and carpeted flooring.

First Floor Landing

With window to the rear of the property and carpeted flooring.

Bedroom One

16'4" x 14'5" (5.0m x 4.4m)

Dual aspect room with built-in wardrobes and storage cupboards, radiator, feature bay window to the front of the property, further window to the side and carpeted flooring.

En-Suite

With shower enclosure and electric shower, fully tiled walls and carpeted flooring.

Bedroom Two

15'8" x 14'5" (4.8m x 4.4m)

With built-in wardrobes, storage cupboard, radiator, bay window with window seat to the front of the property and carpeted flooring.

Bedroom Three

6'2" x 13'1" (1.9m x 4.0m)

Dual aspect room with radiator, windows to the side and rear of the property and carpeted flooring.

Bathroom

6'6" x 10'9" (2.00m x 3.30m)

With WC, wash basin vanity unit, bath with direct feed shower over, partly tiled walls, radiator, loft hatch, window to the rear of the property and carpeted flooring.

Gardens

Set to lawn with borders of mature shrubs, trees and hedging, concrete slabbed patio, concrete pathways, several outbuildings, oil tank, side gate leading to the driveway and property boundaries of hedging, brick wall and fencing.

Garage

32'1" x 19'8" (9.8m x 6.0m)

Wooden built garage / workshop accessed via double doors to the front and pedestrian door to the side, internal store room, power and lighting, concrete flooring.

Range of Outbuildings

There are a range of outbuildings to include garden/utility room adjacent to the property, open-fronted block-built store, brick-built store room and wooden double store.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains water and electricity are connected to the property. Drainage is understood to be private system. There is an oil fired central heating system installed at the property.

Local Authority

Council Tax Band 'B' 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 'F'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 5034-4525-7300-0070-8276

Viewing

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

Directions

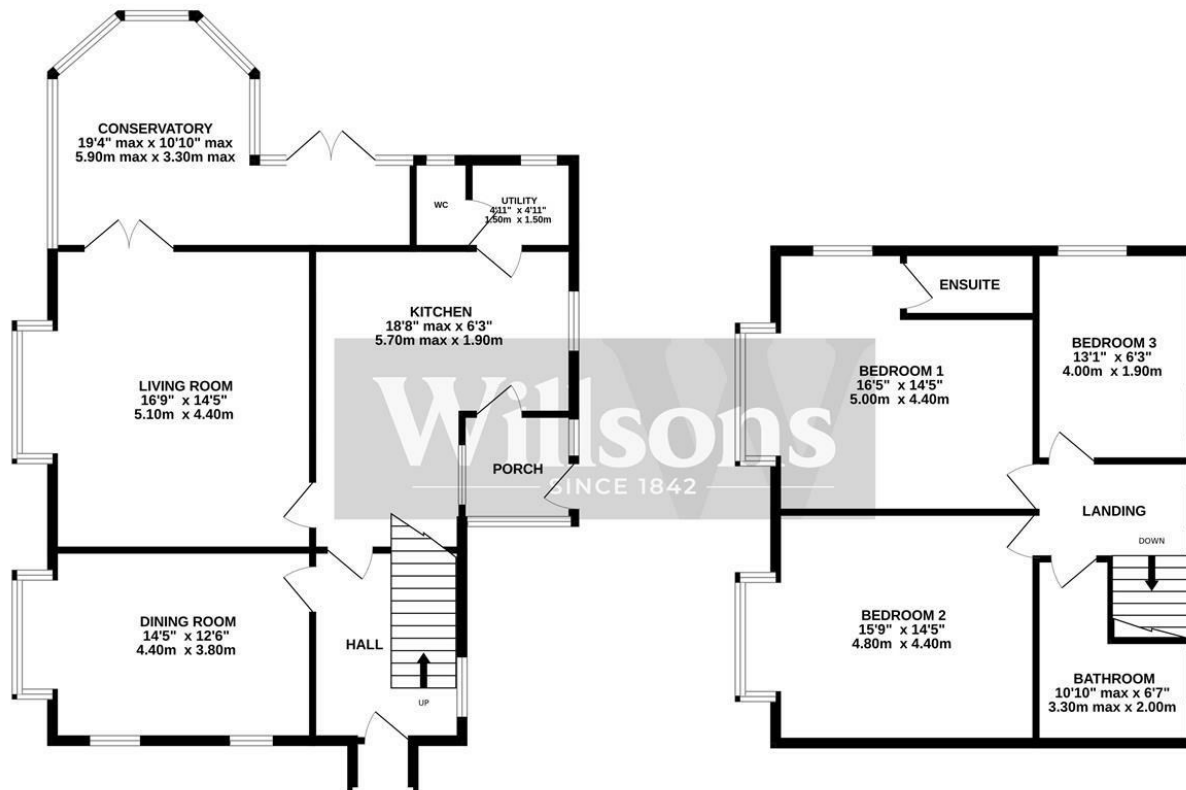
From the A52 between Mablethorpe and Skegness, on entering the village of Hogsthorpe, the property can be found at the western end of the village, close to Bracken Lane.

What3words///premature.royally.seasons



GROUND FLOOR

1ST 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.

