



Lindsay High Street, Skegness

**£725 PCM**

SINCE 1842

# Willsons

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PROPERTY PROFESSIONALS

SINCE 1842



**Willsons**  
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Lindsay, High Street  
Hogsthorpe, Skegness  
Lincolnshire, PE24 5PP

### "AGENTS COMMENTS"

*2 Bedroom semi-detached house situated on High Street in the village of Hogsthorpe. The property benefits from uPVC double glazing, gas central heating and enclosed rear garden.*

### "ABOUT THE AREA"

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.



## How to apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

## Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

## Holding deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totaling £167.30 must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

## Deposit

This property requires a deposit of 5 weeks' rent - totaling £836.53

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

## Accommodation

2-bedroom semi detached house located in the village of Hogsthorpe.

## Entrance

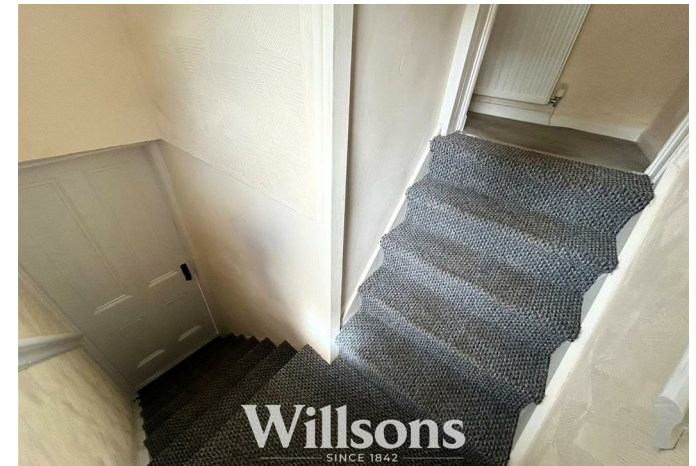
7'9" x 5'10" (2.38 x 1.80 )

Front door, Window, Meter box, Light, Sockets and switches.

## Kitchen

18'1" x 5'6" (5.51 x 1.68)

Window, Radiator, Range of base units, Breakfast bar, Space and plumbing for washing machine, Sink, Access to loft, Sockets and switches.



## Lounge

11'10" x 10'8" (3.62 x 3.26)

Window with fitted blinds and curtain rail, Radiator, Mantle-piece, Aerial and internet point, Light, Sockets and switches.

## Bathroom

6'6" x 6'5" (1.98 x 1.96)

Window, Radiator, Sink, Toilet, Bath, Mirror, Cupboard, Heated towel rail, Extractor fan, Light, Switch.

## Utility

5'11" x 3'5" (1.81 x 1.06)

Back door, Window, Boiler, Plumbing for washing machine, Thermostat, Light, Sockets and switches.

## Understairs cupboard

7'8" x 2'3" (2.36 x 0.71)

Light, Sockets.

## Landing

2'8" x 9'3" (0.82 x 2.84)

Radiator, Light, Socket and switch.

## Bedroom

8'3" x 9'3" (2.52 x 2.84)

Window, Radiator, Coat hooks, Shelves, Aerial point, Light, Sockets and switches.

## Bedroom 2

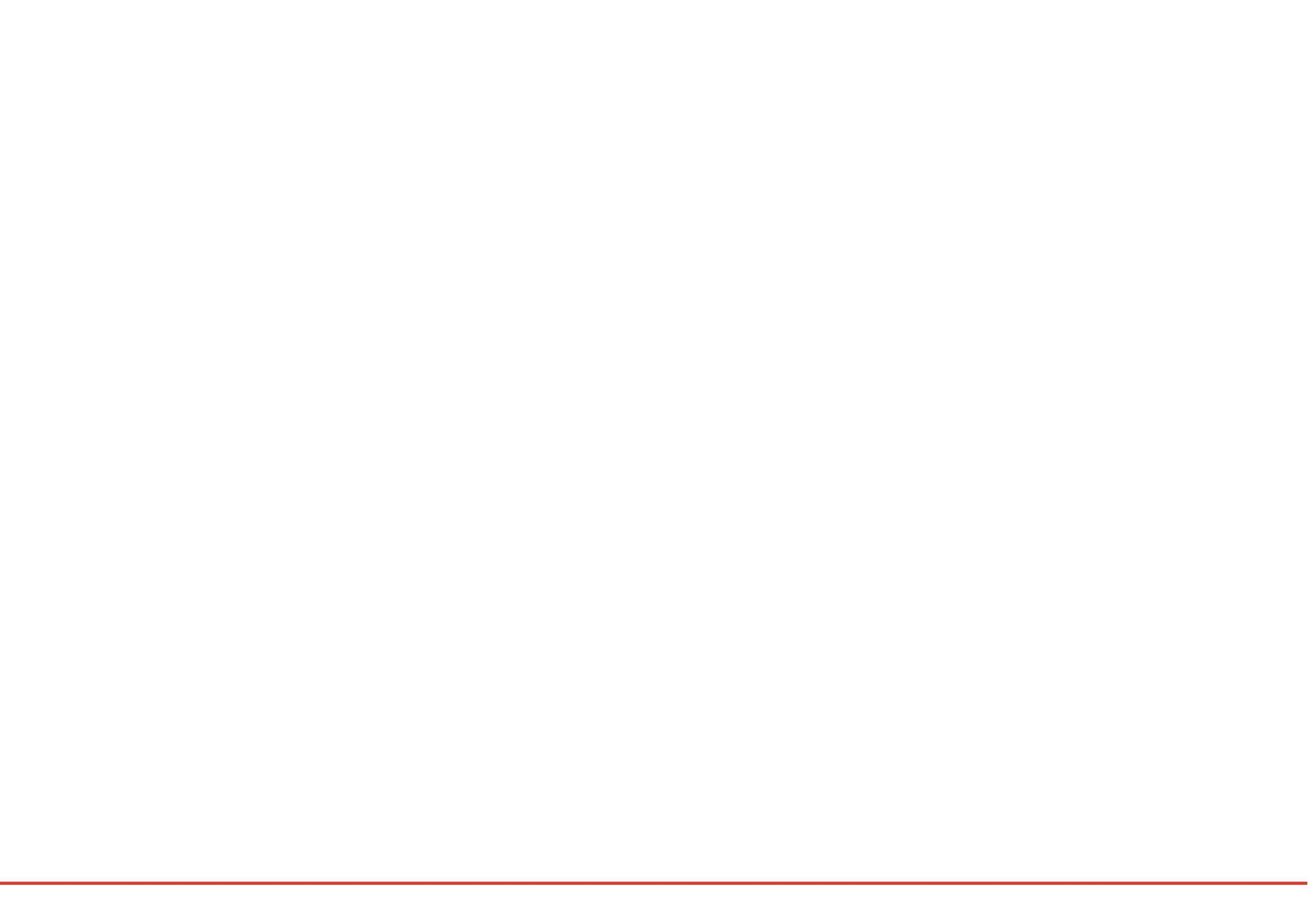
8'3" x 12'1" (2.52 x 3.69)

Window, Radiator, Shelving, Vent, Aerial point, Light, Sockets and switches.

## Garden

A side gate gives access to the enclosed rear garden with storage sheds.









**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.

## FLOORPLAN

Not to scale

### For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

