



15 Stones Close, Hogsthorpe

£200,000



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Willsons
— SINCE 1842 —

15 Stones Close,
Hogsthorpe, Skegness,
Lincolnshire, PE24 5NZ

"AGENT'S COMMENTS"

A well positioned detached bungalow set within Stones Close, a quiet cul-de-sac location in the village of Hogsthorpe and close to the amenities of the local shop/post office and public house. The property is offered with no onward chain and features a kitchen/breakfast room, lounge, utility, conservatory, bathroom including a separate shower cubicle, integral garage, driveway and low maintenance gardens.

LOCATION

Hogsthorpe is a small village two miles inland from the coastal resort of Chapel St Leonards with amenities including a village shop, public house, Primary school and transport links to the nearby towns of Skegness & Alford. Chapel St Leonards provides a doctors surgery, two pubs, a supermarket, convenience store, post office, church, primary school, village hall and several local eateries/tea rooms. Local towns of Skegness & Alford include a range of schools, doctor's surgeries, supermarkets, various eateries and public houses. Skegness also has a railway station, hospital & leisure facilities including swimming pools, cinema & theatre.



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

Front Of Property

Approached over a tarmac driveway leading to the integral garage, front and side of the property. Having a variety of mature shrubs within gravelled areas and boundaries of low level timber rail fencing.

Hallway

With two double built in storage/cloak cupboards (one having radiator), access to the loft space and vinyl flooring.

Lounge

16'2" x 11' (4.93m x 3.35m)

With inset fire having marble effect and wooden surround, dual aspect windows to the front and side of the property and carpeted flooring.

Kitchen

12'5" x 11' (3.78m x 3.35m)

With a range of base and wall units, tiled splashbacks, space for cooker, space for under counter fridge, space and plumbing for a dishwasher, extractor hood, stainless steel sink and mixer taps, window to the rear of the property over looking the conservatory and vinyl flooring.

Utility

With base and wall units, space and plumbing for a washing machine, internal door to the garage, window to the rear of the property and vinyl flooring.

Bedroom One

14'4" x 9'1" (4.37m x 2.77m)

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

Bedroom Two

9'1" x 9'2" (2.77m x 2.79m)

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

Bathroom

With tiled shower cubicle having direct feed shower, bath, WC, sink, part tiled walls, window to the side of the property and vinyl flooring.

Conservatory

14'6" x 9'9" (4.42m x 2.97m)

Having windows to all aspects of the garden, panelled roofing, French doors to the patio area and tiled flooring.

Garage

17'11" x 8'11" (5.46m x 2.72m)

With electric roller shutter door, floor mounted oil fired boiler and window to the side of the property.

Rear Garden

Low maintenance, having areas of slabbing and gravel with boundaries of timber and composite fencing with access to the sides of the property.

Energy Performance Certificate

The property has an energy rating of 'F', the full report is available from the agents or by visiting www.epcregister.com Reference Number: 0836-9925-7600-0663-2226

Services

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

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.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Viewing

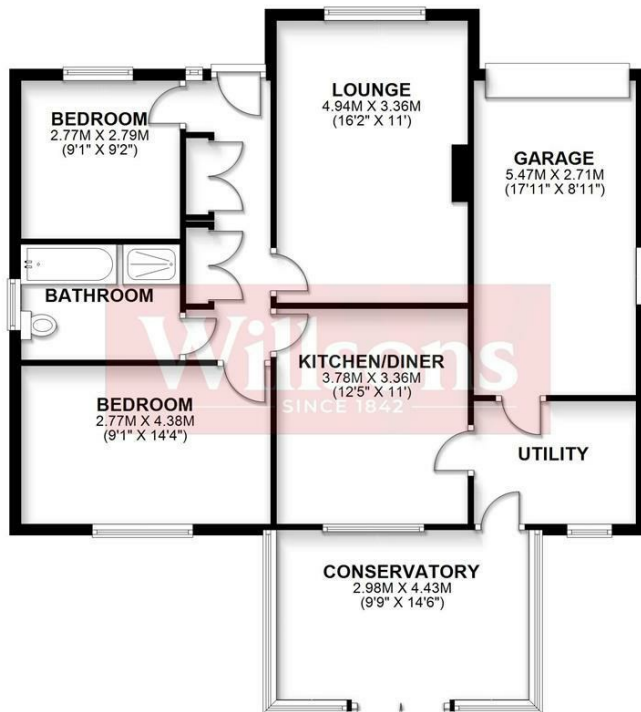
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///surprised.peachy.cardinal



15 Stones
Close
Hogsthorpe
Skegness
PE24 5NZ



FLOOR PLAN INC CONSERVATORY & GARAGE

TOTAL AREA: APPROX. 99.3 SQ. METRES (1068.5 SQ. FEET)

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.



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.

