



Willsons

Homelands, Helsey Lane, Hogsthorpe

£975 PCM



3



1



1

Willsons
— SINCE 1842 —

Homelands, Helsey Lane,
Hogsthorpe, Skegness,
Lincolnshire, PE24 5PE

"AGENT'S COMMENTS"

Spacious 3-bedroom detached bungalow located in the rural village of Hogsthorpe, Skegness. There is plenty of garden space and views of open fields to the rear. This property consists of a large garage, utility room, W/C, kitchen, large lounge, wet room, two double bedrooms and a single bedroom. Benefitting from oil fired central heating and UPVC double glazing throughout. All water charges included in rent. Council Tax band B, EPC rating E, Deposit £1,038.46

LOCATION

Spacious 3-bedroom detached bungalow located in the rural village of Hogsthorpe, Skegness. There is plenty of garden space and views of open fields to the rear. This property consists of a large garage, utility room, W/C, kitchen, large lounge, wet room, two double bedrooms and a single bedroom. Benefitting from Oil central heating and UPVC double glazing throughout. All water charges included in rent. Council Tax band B, EPC rating E, Deposit £1,038.46



Willsons
SINCE 1842

16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Viewings and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to Willsons Skegness office, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

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

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 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.

Accommodation

Detached 3-bedroom bungalow with large outdoor space and views

Garage

15'4" x 12'4" (4.69 x 3.78)

UPVC double glazed window, front opening garage door, sockets and switches.

Utility Room

4'11" x 7'11" (1.50 x 2.42)

UPVC double glazed window, separate toilet with UPVC double glazed window, sockets and switches.

Kitchen

13'11" x 11'1" (4.26 x 3.38)

UPVC double glazed windows, oil radiator, stainless steel sink and drainers, range of wall and base units, overhead extractor fan, space for electric oven, electric fuse box, light fitting, sockets and switches.

Lounge

11'10" x 23'11" (3.63 x 7.29)

UPVC double glazed windows, oil radiators, dual fireplace and mantle, light fixture, TV connection point, internet connection point, sockets and switches.

Wetroom

6'10" x 7'5" (2.09 x 2.28)

UPVC double glazed window, oil radiator, electric shower, toilet, pedestal hand basin, storage cupboard housing water tank and shelving.

Bedroom 1

11'8" x 11'1" (3.58 x 3.39)

UPVC double glazed window, oil radiator, built in wardrobe with rail and shelving, sockets and switches.

Bedroom 2

11'8" x 11'8" (3.58 x 3.57)

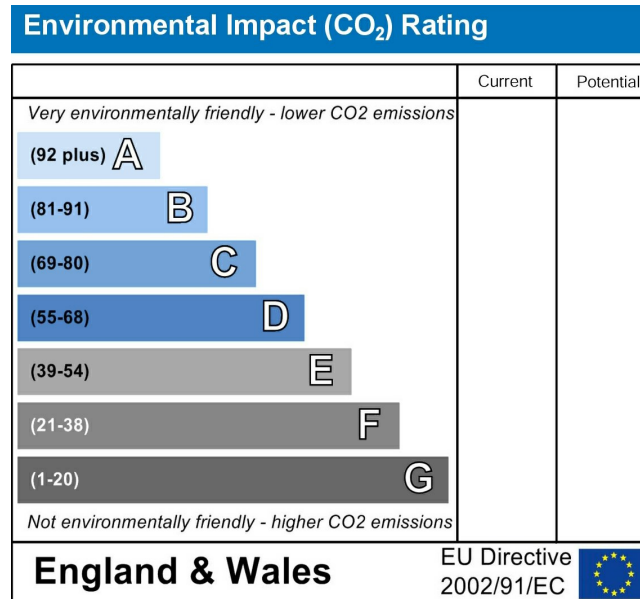
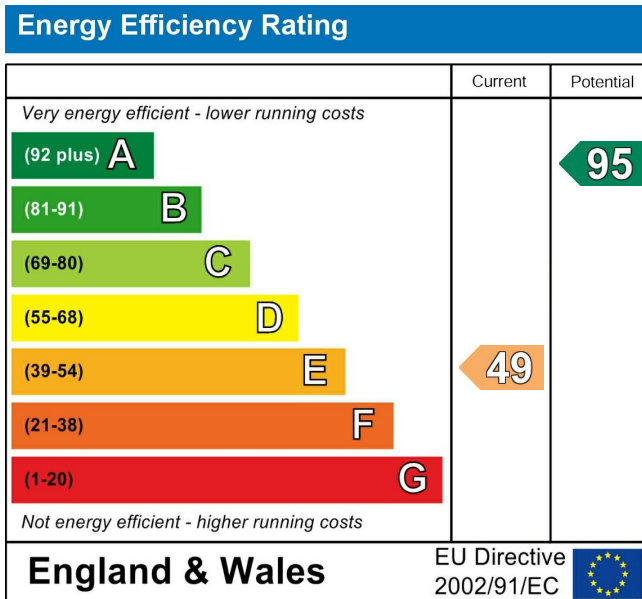
UPVC double glazed window, oil radiator, built in wardrobe with rail and shelving, sockets and switches.

Bedroom 3

7'0" x 13'3" (2.15 x 4.06)

UPVC double glazed window, oil radiator, sockets and switches.





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.

