



South End, Hogsthorpe, Skegness, PE24 5NE

- REFURBISHED and VERY well-presented TWO bedroom detached MODERN BUNGALOW, ONLY a council TAX BAND 'A'
- PRIVATE, fully fenced REAR GARDEN with EXTENSIVE paved PATIO, miniature pond, lawn & ESTABLISHED deep borders incl palm, apples & pears, OPEN PLAN front garden
- LOUNGE DINER with 2 ceiling lights, 2 windows and FEATURE FIREPLACE including WOOD/multi fuel BURNER and oak style mantle
- MODERN BATHROOM with separate SHOWER & glass pivot screen over the bath, walls tiled minimum half height, hand basin in vanity unit with 2 soft close deep drawers under
- GENEROUS PARKING for 4 CARS on macadam style drive & gravelled parking, PLUS SECURE drive to the detached GARAGE (having light, power, window, pedestrian door)
- UPVC DOUBLE GLAZED incl FRENCH & external doors, PVC soffits & fascias, oil fired CENTRAL HEATING with EXTERNAL boiler, WOOD/multi fuel BURNER
- MODERN soft close fitted KITCHEN incl straight edged worktops, fan assisted oven, ceramic hob, hood extractor, built in fridge, space/plumbing dishwasher & washing machine
- TWO BEDROOMS, both facing the rear garden, with the second bedroom having a built in full height triple wardrobe and French doors to the patio



Offers In The Region Of £190,000

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DESCRIPTION

This is a refurbished & well presented, 2 bedroom detached modern bungalow having extensive parking, detached garage, workshop, open plan front garden and private, secure rear garden, all in the very well serviced village of Hogsthorpe, that boasts two pubs, convenience store & post office, farm shop, local eateries/tea rooms, primary school, village hall, church, riding school, country walks, and close-by alpaca trekking centre and fishing lakes.

It also benefits from UPVC double glazing incl French & external doors, PVC soffits & fascias, oil fired central heating with external boiler serviced annually, external lighting, power & water tap, and is only a council tax band 'A' currently £1438.91 gross per annum.

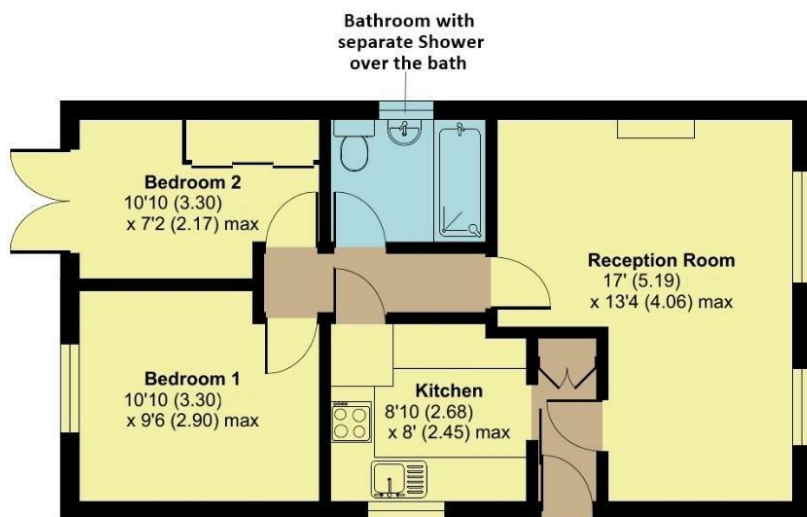
Outside is generous parking for 4 cars, excluding the secure drive to the detached garage (having light, power, UPVC double glazed window and PVC pedestrian door to the side), and there is a wooden workshop (with double doors, light, power & window), as well as an open plan front garden and private, fully fenced rear garden (with extensive full property width paved patio, miniature pond, lawn and established deep borders incl palm, apples & pears).

The property consists of entrance (with built in full height cloaks cupboard), lounge diner (with 2 ceiling lights, 2 windows and feature fireplace incl wood/multi fuel burner and oak style mantle), modern soft close fitted kitchen (incl straight edged worktops, built in electric fan assisted oven, ceramic hob, curved glass & stainless steel hood extractor, built in fridge, space/plumbing dishwasher & washing machine), inner hall (with built in linen cupboard), modern bathroom (with separate shower & glass pivot screen over the bath, walls tiled minimum half height, hand basin in vanity unit with 2 soft close deep drawers under, low level close coupled toilet), and the two bedrooms both facing the rear garden, with the second bedroom having a built in full height triple wardrobe and French doors to the patio.

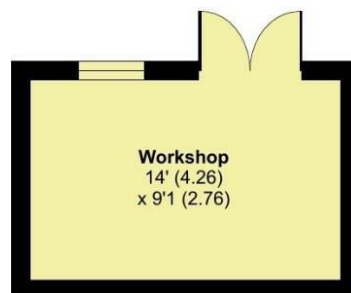




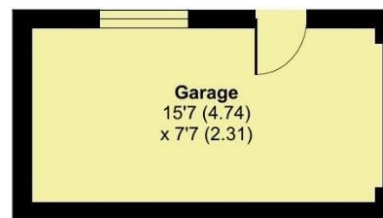
For identification only - Not to scale



**APPROX FLOOR
AREA 51.3 SQ M
(552 SQ FT)**



**OUTBUILDING
APPROX FLOOR
AREA 11.7 SQ M
(126 SQ FT)**



**GARAGE
APPROX FLOOR
AREA 11.2 SQ M
(121 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2025.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		57	8
<i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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