



2 Perrins Mews | South End | Hogsthorpe | PE24 5NW

Asking Price: £156,800



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property it must be


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SUMMARY

- Mid Terraced House
- Three Bedrooms
- Kitchen/Diner
- Lounge
- 2 Allocated Parking Spaces
- Patio Rear Garden
- No Onward Chain
- EPC rating D



DESCRIPTION

For sale with NO ONWARD CHAIN! 50% Shared ownership property, lovely, modern three bedroom terraced house in pleasant village location with off road parking and low maintenance gardens! The accommodation comprises; entrance porch, lounge, kitchen-diner, downstairs wc, upstairs family bathroom, master bedroom with fitted wardrobe, second double bedroom and a further single bedroom with UPVC double glazing and oil central heating. There are two allocated car parking spaces and an enclosed low maintenance paved rear garden. Located in the village of Hogsthorpe which has amenities including primary school, pubs/restaurant, village store and post office, equestrian centre and regular bus services.

LOCATION

Great village location with amenities including regular bus services, village shop and post office, primary school, pubs/restaurant, farm shop, Church and village hall. Hogsthorpe is located 7 miles from Skegness and a couple of miles from the coastal village of Chapel St. Leonards within the Lincolnshire Coastal Country Park area which promotes a sustainable coastal environment, working to provide high quality facilities for people and better protection for wildlife throughout the Coastal Country Park area, and to increase the opportunities for people to experience the landscape, wildlife and special features of this part of the Lincolnshire coast.

DIRECTIONS

From Skegness take the A52 north going past Butlins and through Ingoldmells. The next village you enter is Hogsthorpe. Turn right just before the old petrol station forecourt and the property can be found behind on the right.





PARTICULARS OF SALE

Porch:

Entered via upvc door, radiator, tiled floor, upvc window to the side aspect, door to:-

Lounge:

16'8" x 16'3" (5.08m x 4.95m)

Stairs to the first floor, laminate flooring, radiator, electric pebble effect floating fire, UPVC window to the front aspect, door to:-

Kitchen/Diner:

16'2" x 10' (4.93m x 3.05m)

Upvc French doors to the rear, upvc window to the rear aspect, radiator, tiled floor, fitted base and wall cupboards with worksurfaces over, stainless steel sink, integrated electric oven and hob with extractor fan over, space for washing machine and tall fridge freezer, central heating boiler, door to:-

WC:

Low level wc, wash hand basin, radiator and tiled floor.

Landing:

6'9" x 13'7" (2.06m x 4.14m)

Loft access (partly boarded), a cupboard housing hot water tank, radiator, doors to:-

Bedroom One:

13'11" x 9'1" (4.24m x 2.77m)

Upvc window to rear aspect, radiator, fitted wardrobes.

Bedroom Two:

12'11" x 8' (3.94m x 2.44m)

Upvc window to front aspect, radiator.

Bedroom Three:

7'11" x 7'4" (2.41m x 2.24m)

Upvc window to front aspect, radiator.

Bathroom:

6'9" x 5'7" (2.06m x 1.7m)

Upvc window to rear, panel bath with electric shower over, low level wc, pedestal wash hand basin, radiator, extractor fan, shaver point.



Outside:

To the front the garden is laid to lawn. There are 2 allocated parking spaces. The rear garden is laid to patio with gated access to the rear, shed included in the sale.

TENURE

The tenure of this property is Leasehold.

SERVICES

We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

LOCAL AUTHORITY

This property falls within the geographical area of - .

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01754 769769 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let

purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

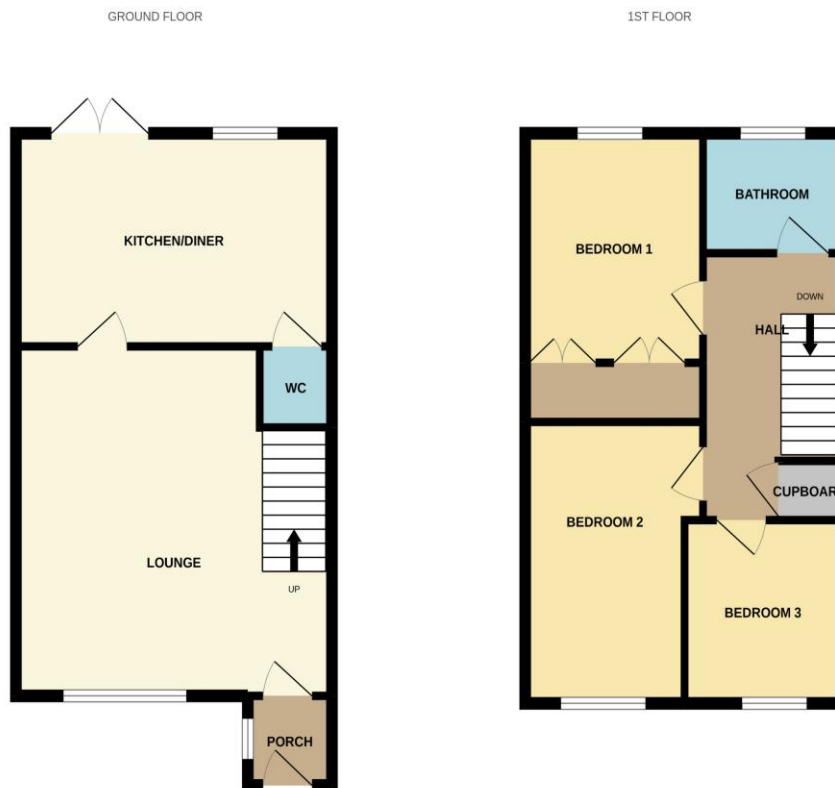
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOOR PLANS



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.
Made with Metropix 10/22

Floorplan

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lovelle

01754 769769

skegness@lovelle-property.co.uk