

Buy. Sell. Rent. Let.



36 Stones Close, Hogsthorpe, PE24 5NZ

£200,000



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When it comes to
property it must be


lovelle



£200,000



Key Features

- Detached Bungalow
- Driveway and Integral Garage
- Two Double Bedrooms
- Popular Village

- Oil Central Heating - New Boiler & Oil Tank 2019
- Quiet, Cul-de-sac Location
- EPC rating D
- Tenure: Freehold



Well presented detached bungalow built in 2003 in pleasant, quiet cul-de-sac location in a well served village. The accommodation comprises; hallway with two lovely storage cupboards, kitchen shower room, two double bedrooms and lounge with oil central heating and UPVC double glazing. Outside there are pleasant gardens which in the agent's opinion offer a high level of privacy as it is not overlooked plus driveway and single garage. Hogsthorpe is a pleasant village two miles inland from the coast and eight miles from the coastal town of Skegness. The village has amenities including; primary school, village post office and shop, pubs/cafe/restaurants, regular bus services, Church, equestrian centre and village hall.

Hall

Entered via front door, cloaks cupboards with radiator, further storage cupboard, radiator, doors to;

Bedroom One

3.49m x 2.88m (11'6" x 9'5")

With UPVC window to the rear aspect, radiator.

Bedroom Two

3.36m x 2.80m (11'0" x 9'2")

With UPVC window to the front aspect, radiator.

Shower Room

2.08m x 1.78m (6'10" x 5'10")

With UPVC window to the side aspect, walk in shower cubicle, low level wc, pedestal wash hand basin, tiled walls, radiator.

Kitchen

3.26m x 2.32m (10'8" x 7'7")

With UPVC window to the front aspect, door to the side aspect, fitted with a range of base and wall cupboards with work surfaces over, stainless steel sink, integrated electric oven and hob with extractor fan over, space for washing machine, space for fridge, radiator.

Lounge-Diner

5.07m x 3.49m (16'7" x 11'6")

With UPVC French door and windows to the rear aspect, radiator.

Outside

To the front is an open plan garden laid to lawn with tarmac driveway leading to the garage. The rear garden is laid to patio, gravel and lawn with shed and is enclosed by fencing. Integral single garage with power and light and also houses the oil central heating boiler.

Services

The property has oil fired central heating, mains water, sewerage and electricity. The owners had the present heating system installed in 2019 including a new oil tank. 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.

Location

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Directions

From Skegness take the A52 north (Roman Bank). Go past Butlins, through Ingoldmells and the next village you will enter is Hogsthorpe. Once in the village take the first right onto Mill Lane. Continue along Mill Lane and take a left onto Mill Lane Close and then next left onto Goodwin Drive. The turning for Stones Close on the right, continue along this road and the property will be found on the righthand side.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

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 the 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 the 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 Certificate

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 Notes

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

GROUND FLOOR



When it comes to **property**
it must be


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