

Buy. Sell. Rent. Let.



Ecclesall, Mill Lane, Hogsthorpe, PE25 5NN



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2

£160,000

When it comes to
property it must be


lovelle



£160,000



Key Features

- No Onward Chain
- Conservatory
- Large Plot
- Open Field Views
- Driveway with Space for Numerous Cars
- New Combi Boiler Fitted 2022
- EPC rating E
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Great position on a quiet, country lane on the edge of this well served village, with OPEN FIELD VIEWS to the rear aspect! Lovely, good size plot (over 250' long) with large driveway with space for numerous vehicles. The accommodation comprises; entrance porch, lounge, kitchen, shower room, two bedrooms and conservatory with LP gas central heating and UPVC double glazing. To the front is a large gravelled drive with plenty of space of numerous cars or larger vehicles/caravans etc, the driveway leads down the side of the bungalow to the detached garage and the rear garden is laid to lawn with two useful large sheds and beyond the rear garden are open fields offering a pleasant outlook. The property is situated on a country lane less than half a mile from the village store. Hogsthorpe is a pleasant village located less than 2 miles from the golden sandy beach at Chapel St Leonards, 7 miles north of the coastal town of Skegness and 7 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Hogsthorpe is within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. The amenities in the village include; regular bus services, pub/restaurant, C of E Church, farm shop, village convenience store and post office, primary school, village hall, equestrian centre and livery stables.

Porch

2.91m x 0.92m (9'6" x 3'0")

Entered via UPVC door with UPVC roof and windows, door opens to;

Lounge-Diner

5.68m x 2.54m (18'7" x 8'4")

With UPVC window to the side aspect, radiator, laminate flooring, door to bedroom two and the;

Kitchen

3.01m x 2.68m (9'11" x 8'10")

With UPVC windows and door to the side aspect, radiator, fitted base and wall cupboards, work surfaces, stainless steel sink, freestanding electric oven, extractor over, space for fridge-freezer, loft access (with drop down ladder, boarding and window in the gable end), door to shower room and door to;

Bedroom One

3.38m x 3.06m (11'1" x 10'0")

With UPVC window into conservatory (fitted in 2024), radiator, laminate flooring, ceiling light fan.

Shower Room

2.32m x 2.25m (7'7" x 7'5")

With UPVC window to the side aspect, corner shower cubicle with electric shower, low level wc, pedestal wash hand basin, ladder style radiator, Gloworm Combi boiler (fitted 2022), cupboard with plumbing for washing machine, extractor fan.

Bedroom Two

3.05m x 2.43m (10'0" x 8'0")

With laminate flooring, radiator, part glazed door to;

Conservatory

4.8m x 2.38m (15'8" x 7'10")

Of brick and UPVC construction with UPVC door to the rear garden.

Outside

To the front is a garden laid to lawn, enclosed by walling and hedging and has a gravelled driveway with space for numerous cars and continues into concrete drive down the side of the property (narrows to 6'6"/1.991m) and leads to the detached garage. The rear garden is mainly laid to lawn with patio area and concrete path leads to two sheds. The rear garden is enclosed by hedging and enjoys open fields behind.

Shed

7m x 2.3m (23'0" x 7'6")

Timber shed (previous pigeon loft), ideal for storage with windows.

Garage

4.8m x 2.3m (15'8" x 7'6")

Of asbestos construction with double doors opening to the drive, windows and power.

Location

Pleasant village located 2 miles from the golden sandy beach at Chapel St Leonards, 7 miles north of the coastal town of Skegness and 7 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Hogsthorpe is within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. The amenities in the village include; regular bus services, pub/restaurant, C of E Church, farm shop, village convenience store and post office, primary school, village hall, equestrian centre and livery stables.

Directions

From Skegness take the A52 north going past Butlins, through Ingoldmells and the next village you drive into will be Hogsthorpe. As you enter the village go past the car sales on the right hand side and then turn right on the sharp left hand bend onto Mill Lane. Follow this for 1/4 of a mile and the property can be found on the right hand side marked by our for sale board.

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.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/StStQGoZYV9Uz8W569h9D1/view>

Material Information Data

Council Tax band: A

Tenure: Freehold

Property type: Bungalow

Property construction: Up to roof level is standard construction but the gable ends are single brick. With wooden cladding on the outside.

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LPG Gas fired heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
Parking: Garage and Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No-

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.

Mortgage Advice

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. 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



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.
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lovelle

01754 769769

skegness@lovelle.co.uk