



OXFORD FAMILY ESTATES  
Property Sales and Services





Mill Lane, Hogsthorpe, Skegness, PE24 5NF

£130,000

3 1 1





**RENTAL POTENTIAL.** Oxford Family Estates are pleased to present this 3 bedroom Detached house in the popular village of Hogsthorpe. The property has a good size Kitchen Diner, Lounge and a useful Utility room. At the rear there is an enclosed courtyard. The property offers a lot of scope to add value through a nice finish and would make a very nice family home or rental property with off road parking to the front.

**Kitchen diner** 3.63m x 5.13m (21'9" x 16'9")

**Lounge** 4.07m x 5.09m (13'4" x 16'8")

**Utility** 2.70m x 1.96m (8'10" x 6'5")

**Bedroom 1** 3.72m max by 3.94m max (12'2" x 12'11")

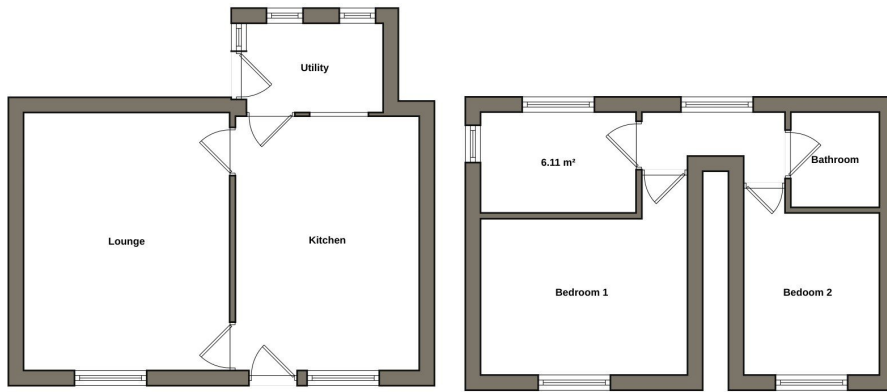
**Bedroom 3** 3.07m x 1.99m (10' x 6'6")

**Bedroom 2** 3.67m max 3.70m max (12' x 12'1")

### **Outside**

Concrete front with space for a vehicle. Small enclosed rear patio area with high walls, accessible through utility.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- 3 Bedroom
- Large lounge
- Electric central heating
- Off Street parking
- Tax Band A
- Detached House
- Kitchen Diner
- Enclosed rear courtyard
- Ideal for landlords
- EPC Rating E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	41 E	
21-38	F		
1-20	G		



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