

High Street, Hogsthorpe

£170,000



 **3**

 **1**

 **2**



- 3 bedroom
- End of Terrace House
- Character property
- Driveway & Rear garden
- Spacious bedrooms with wood flooring

- Large lounge with open fire
- Feature staircase & landing
- Central village location
- Work required to unlock full potential
- Tax Band A, EPC rating E



Oxford Family Estates are pleased offer this traditional period property which still retains some lovely character features. The property does require work in some areas but has a lot to offer and finished would make a superb character home. It offers a large lounge with original open working fireplace, separate dining room and kitchen that requires work but has a lovely Belfast sink and a rear porch with utility cupboard. Off the Dining room there is an original feature stairs case leading to a lovely spacious landing area giving access to all 3 good size bedrooms and the bathroom. Outside there is gated off road parking and rear garden and out buildings. If you are looking for character and a something to put your own stamp on along the way this property has it all to offer and all set in a the village of Hogsthorpe with a local shop, 2 pubs school and a church.

Lounge 7.37m x 3.71m max (24'2" X 12'2"max)

Enter the property into this spacious lounge currently set out in two parts. Seating area Centred around feature open fireplace with recessed shelving either side. Study/music room area with dual aspect with upvc double glazed windows to front and side elevations.

Dinning room 4.41m max x 2.98m max (14'5"max x 9'9"max)

Feature L shaped staircase with cupboard underneath. Upvc double glazed window to rear elevation. Wooden door to rear utility room. Ceiling requires repair.

Rear porch/utility

Part Upvc double glazed rear porch and airing cupboard housing decommissioned central heating boiler.



Kitchen 2.81m x 2.98 (9'2" x 9'9")

Upvc double glazed window to side elevation. Belfast sink in fitted wooden unit. Room to be completed.

Bathroom 1.47m max x 2.97m max (4'9"max x 9'8"max)

Fully tiled floor and walls. Low level toilet, pedestal sink and bath.

Bedroom 1 3.89m max x 3.35m max. (12'9"max x 10'11"max)

Large double bedroom with original wood floors. Upvc double glazed window to front elevation. Recessed arch currently housing a bookcase.

Bedroom 2 3.34m x 3.63m (10'11" x 11'10")

Large double bedroom with upvc double glazed window to front elevation and solid wood floors.

Bedroom 3 2.81m x 3.26m max (9'2" x 10'8"max)

Original solid wood floors. build in cupboards and upvc double glazed window to side elevation.

Outside

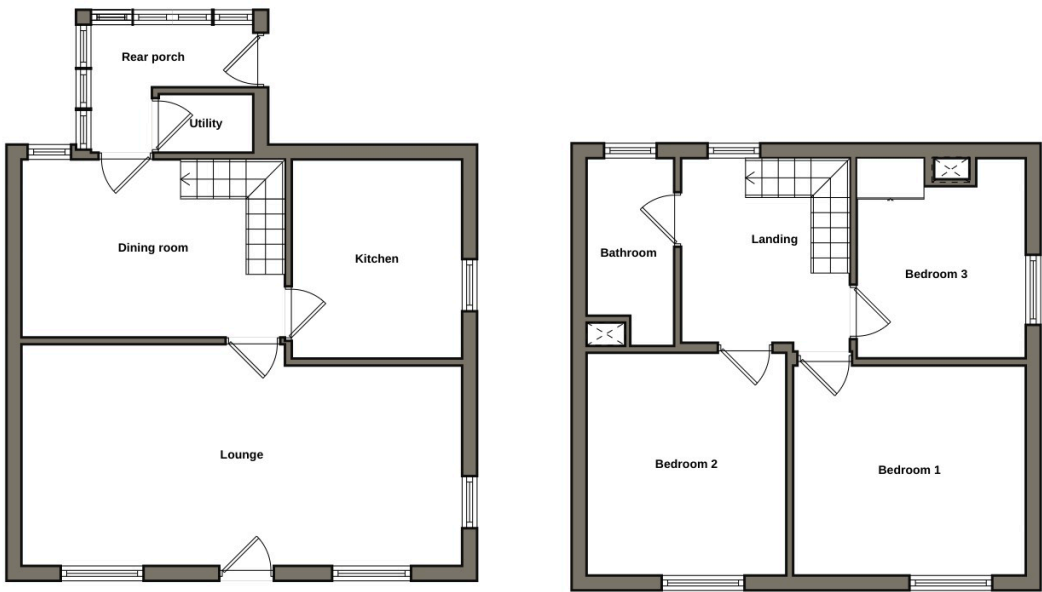
Drive with side gate to rear garden. wider garden extends beyond neighbouring property (neighbours have no access). Currently no rear fence/wall constructed. Outbuildings currently used as storage.



Hogthorpe

Hogthorpe is a little village just less than 2 miles from the coast of Chapel St Leonards. It has a population of around 950 and is popular with people looking for a more rural and community feel.

It has the beautiful St Marys church at the centre with a local shop with post office, a restaurant, two pubs and a primary school. It is on the main routes for Skegness and Mablethorpe.



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

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