



OXFORD FAMILY ESTATES
Property Sales and Services



Mill Lane, Hogsthorpe, Skegness, PE24 5NF

£250,000

3 1 2



Oxford Family Estates welcomes a characterful and spacious 3 bedroom detached house and gardens to the market in the quiet residential village of Hogsthorpe. Said to be the old Gas House in the village, the original building is thought to date back to the 1890's. The property has been extended since and sits nicely in a 1/4 of an acre, with a large garage & workshops. The property itself benefits from 3 good size bedrooms, bathroom and separate WC downstairs. The dining room showcases a feature cooker and back boiler and the large kitchen has a pantry space and rear porch out the garage and workshop. In need of some work to unlock its full potential.

Entrance Hallway 5.08m x 1.84m (16'8" x 6'0")

Lounge 5.20m x 3.60m (17' x 11'9")

WC 1.71m x 0.86m (5'7" x 2'9")

Dining Room 3.66m x 3.58m (12' x 11'8")

Kitchen 3.32m x 3.27m (10'10" x 10'8")

Rear Porch 2.10m x 1.24m (6'10" x 4')

Landing 3.64m x 1.83m (11'11" x 6')

Bathroom 2.76m x 1.70m (9' x 5'6")

Master Bedroom 3.60m x 3.56m (11'9" x 11'8")

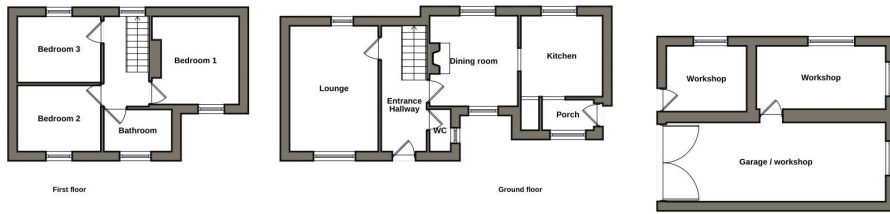
Bedroom 2 3.39m x 2.67m (11'1" x 8'9")

Bedroom 3 3.63m x 2.47m (11'10" x 8'1")

Garage & Workshops (Garage 8.90m x 3.20m)

Outside Hedged front provides a secluded and private plot with a gated entrance and slabbed drive around the front garden up to the property and garage. Front garden laid to lawn, access round the side and rear of the property. Enter the rear gardens next to the garage with a lawned area containing the well and pond.





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

- 3 bedroom detached house
- Large front and rear gardens
- Lounge with multi-fuel burner.
- Kitchen and pantry
- Dining room with original feature coal cooker & Backboiler
- Separate downstairs toilet
- Large garage & workshops
- Work required to unlock full potential
- Tax Band B, EPC rating TBC,
- lots of character features including the Pond, Wells & fruit trees.



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