

Hunters Keep, Mill Lane, Hogsthorpe

£425,000



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- 1.06 Acre Plot With Stables
- 3 Double Bedroom
- Rural Location
- Open Field Views
- 2 En-suite Bedrooms

- Large Kitchen Diner
- Storage / Workshop / 4th Bedroom Potential
- Edge Of Village Location
- Short Distance To The Beach
- Tax Band B, EPC Rating E



Looking for a spacious bungalow with that bit of extra land? Then look no further, Oxford Family Estates has just the property for you. With just over an acre plot including the paddock, 3 double bedrooms, two en-suite bathrooms and a 26 foot lounge, there's a lot of space to play with! Situated on the edge of two villages with open field rural views, this property benefits from a large gated drive, 1 outbuilding, 2 Stables and 2 sheds. LPG gas central heating and a private rear garden. At the rear of the property there is a large room currently being used as a workshop/storage room, but was previously a 2 bedroom ANNEX. Check out the 360 degree virtual tour to take your own look round!

Entrance Hallway 14.96m x 2.81m max
(49'0" x 9'2")

Wide entrance hall with wide composite front door. The near 50 foot hallway services all rooms with the exception of the study which comes off the lounge. At the end of the hallway there is a Upvc double glazed door to the rear patio and garden.

Lounge 8.14m max x 4.23m (26'8" x 13'10")

Double doors from the hallway open into the welcoming lounge space. With a square bay window to the front elevation it is ideal for an additional dining space, a feature fireplace housing a Gas fire and double doors leading into the kitchen.

Craft Room / Office 6.95m x 2.28m (22'9" x 7'5")

Lengthy craft room with ample space for multiple desks and storage. Plenty of light with dual aspect double glazed windows to front and side elevations.



Kitchen/Diner 6.78m x 5.77m (22'2" x 18'11")

Fitted with a range of base and wall units in cream with work surfaces over. Stainless steel sink under Upvc double glazed window to the rear overlooking the patio and garden. Integrated dishwasher, two electric ovens, induction hob with extractor hood over. Space for American Fridge/Freezer. In the corner there is a large walk-in pantry. Upvc double glazed french double doors open out to the rear garden.

Main Bedroom 9.85m max x 3.23m max (32'3" max x 10'7" max)

A staircase from the hallway leads to the landing area fitted with ample storage cupboards. The large double bedroom has a Upvc double glazed window to the rear with views over the fields. There are wall mounted bedside lights, a Skylight, radiator and built in cupboards.

En-Suite 3.44m x 2.27m (11'3" x 7'5")

Large quadrant corner shower cubicle, panelled bath, vanity unit sink and low level toilet. Vinyl flooring and fully tiled walls. Heated towel rail. Obscure Upvc double glazed window to the side elevation.

Bedroom 2 4.22m max x 3.63m (13'10" x 11'10")

Double bedroom with radiator under Upvc double glazed window to side elevation.



En-Suite (Bedroom 2) 1.75m x 0.75m
(5'8" x 2'5")

With shower cubicle, wall mounted hand basin and heated towel rail.

Bedroom 3 4.22m max x 2.99m max (13'10" x 9'9")

T-shaped double bedroom with Upvc double glazed window to the front elevation.

WC (bedroom 3) 1.78m x 0.85m (5'10" x 2'9")

With a wall mounted hand basin, low level toilet and heated towel rail.

Family Bathroom 1.98m x 1.46m (6'5" x 4'9")

Panelled bath with shower over. Fully tiled floor and walls. Low level toilet, pedestal sink and heated towel rail.

Utility Room 4.28m max x 3.11m max (14'0" x 10'2")

L-shaped utility with wall and base units with a worktop. 1 & 1/2 Stainless steel sink and drainage board with mixer tap. Space and plumbing for a washing machine and tumble dryer. Ariston boiler which supplies the central heating system and hot water cylinder. Cupboard containing consumer unit. Upvc part double glazed Door to side elevation out to the driveway.



Workshop Room / Potential Annex 7.95m
x 3.68m (26'0" x 12')

Accessed from the rear of the hallway, via an additional L-shaped passage. Flexible space to be used to your requirement.

Outside

The front of the property has a good sized gravelled driveway providing ample parking for multiple vehicles, as well as a static caravan currently being used for storage and a single shed with power. The driveway runs along the right hand side of the property and to the garden and paddock/land to the rear. There is an outbuilding as well as 2 stables and a timber shed with power. There is a private secluded patio and garden area directly leading off the kitchen with raised beds and a greenhouse. There is gated access to the land and stables etc.



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.

