



Crestova, West End,  
Hogsthorpe, PE24 5PA



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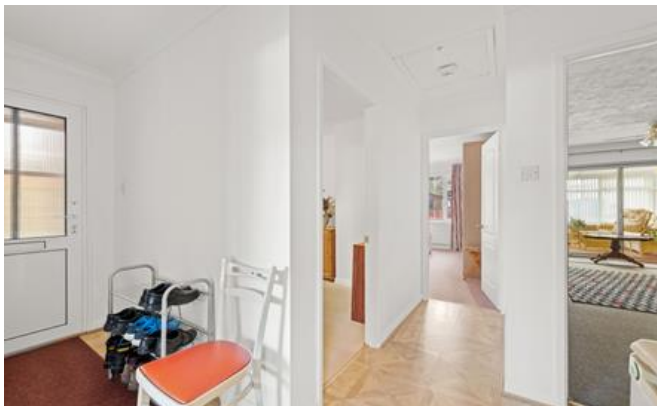
Freehold

£275,000

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## Key Features

- SPACIOUS DETACHED BUNGALOW
- 3 BEDROOMS, BATHROOM
- KITCHEN, LOUNGE, SUN ROOM
- AMPLE PARKING
- CAR PORT, GARAGE
- LARGE TIMBER WORKSHOP
- EPC RATING D





A most spacious Detached 3 Bedroom Bungalow located in the Village of Hogsthorpe just a short drive away from the fine sandy beaches of the Lincolnshire Coast and picturesque Wolds. With Entrance Hall, Kitchen, Lounge, Sun Room and Bathroom. The property benefits from 2 driveways and further gravelled areas providing an abundance of parking, a Car Port, Garage, large timber Workshop, and a lawned rear garden with views towards the Wolds and adjacent paddocks. With Oil fired central heating and pvc double glazing. Viewing is essential to appreciate this well presented and appointed property. EPC Rating D

### KITCHEN

4.24m x 3.04m (13'11" x 10'0")

Fitted with a range of cream high gloss base and wall units incorporating drawer units and wine racks, wood effect worksurfaces, inset stainless steel sink unit with mixer tap over and filtered cold water tap, built in high level electric double oven, electric hob, plumbing for washing machine, space for fridge freezer, Worcester oil fired combi central heating boiler, large built in storage cupboard, pvc window to the front elevation and pvc door to the side elevation.

### LOUNGE

5.43m x 3.63m (17'10" x 11'11")

With high level pvc window to the side elevation, radiator, T.V and satellite aerial points, telephone and broadband points, 2 ceiling fan lights, sliding patio doors to the:-



### ACCOMMODATION

Entrance is either on the side elevation via a pvc door into the kitchen or accessed via the Car Port with PORCH to the:-

### SUN ROOM

2.92m x 3.02m (9'7" x 9'11")

On a low brick wall with pvc windows and pvc door to the rear garden, laminate wood effect flooring, radiator, power point, exterior light switch.

### HALLWAY

1.19m x 4.95m (3'11" x 16'2")

Being 'L' shaped with radiator, power points, built in cloaks cupboard, access to roof space with pull down ladder, spotlights to ceiling.

### BEDROOM 1

3.98m x 3.96m (13'1" x 13'0")

With pvc window to the rear elevation, a range of cream gloss triple wardrobes to one wall and a fitted dressing table, radiator, power points.



### BEDROOM 2

2.99m x 3.02m (9'10" x 9'11")

to front of wardrobes. With pvc window to the front elevation, a range of cream gloss triple wardrobes to one wall, radiator, power points.









### BEDROOM 3

2.99m x 2.71m (9'10" x 8'11")

Currently used as a Dining Room with pvc window to the side elevation, radiator, power point.

### BATHROOM

2.46m x 2.00m (8'1" x 6'7")

With a panelled bath with waterfall shower and screen over, a range of furniture incorporating wash hand basin with mixer tap over and low flush W.C with concealed cistern, heated towel radiator, partly tiled walls with feature mosaic border, tiled floor, spotlights to ceiling, opaque pvc window to the side elevation.

### OUTSIDE

To the front of the property is a large gravelled area providing ample parking for a number of vehicles in addition to two driveways either side.

To the right of the property wrought iron vehicle gates open onto an inner tarmac drive giving access to the:-

### GARAGE

With up and over vehicle door, personal access door, light and power connected.

To the left hand side of the bungalow double wooden gates open onto a large recently block paved CAR PORT with 3 large water butts, external lighting and power points. From the rear of the Car Port a slabbed and gravelled access leads to a:-

### WORKSHOP

4.72m x 3.58m (15'6" x 11'8")

Of timber construction with double doors with sensor light over, 2 windows, internal light and power connected, separate electric consumer unit.



The enclosed garden offers a high degree of privacy and comprises a block paved patio area, raised rose beds, lawn, small vegetable plot, potting shed and a screened oil tank to the rear of the Garage. Beyond the rear boundary are beautiful views towards the Lincolnshire Wolds.

## TENURE

Freehold

## INCLUSIONS

Floor coverings, curtains, blinds where fitted and light fittings are included in the asking price.

## SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band B - 2023/24 - £1,553.85









# Floorplan



Total area: approx. 95.9 sq. metres (1032.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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