



The Milestone, West End,
Hogsthorpe, PE24 5PA



3



2



3

Freehold

£325,000



Key Features

- NO CHAIN
- GOOD SIZED PLOT
- SEVERAL OUTBUILDINGS
- GARAGE/WORKSHOP
- EN-SUITE MASTER BEDROOM
- 3 RECEPTION ROOMS
- EPC RATING F
- COUNCIL TAX BAND B





NO CHAIN. A 3 Bedroom Detached House situated on a large plot with several outbuildings and a large Garage/Workshop on the outskirts of the village of Hogsthorpe just a short drive from the coastal towns of Chapel St Leonards and Skegness and within easy reach of the picturesque Lincolnshire Wolds. The spacious accommodation comprises Porch, Entrance Hall, Dining Room, Lounge, Conservatory, Kitchen, Utility and W.C. To the first floor are 3 Bedrooms, the master being En-Suite and a family Bathroom. EPC Rating F



ACCOMMODATION

HALLWAY

With wooden glazed entrance door, stairs to the first floor with cupboard under, pvc window to the side elevation, radiator.

DINING ROOM

3.87m x 4.48m (12'8" x 14'8")

With 2 pvc windows to the front elevation, bay window to the side elevation, feature fireplace with open coal fire, radiator, wooden floor.

LOUNGE

5.18m x 4.47m (17'0" x 14'8")

With walk-in bay window to the side elevation with built in seating, radiator, open fire in a decorative brick surround, pvc french doors to the:-



CONSERVATORY

5.98m x 3.39m (19'7" x 11'1")

Of brick construction with opaque roof, radiator, air con unit, pvc window and pvc french doors to the rear garden.

KITCHEN

5.69m x 1.96m/3.66 being shaped (18'8" x 6'5"/12')

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, double oven unit, electric hob with cooker hood above, open display shelves, tiled floor, pvc windows to the side elevation, pvc stable style door to side Porch and door to:-

UTILITY ROOM

1.57m x 1.55m (5'2" x 5'1")

With pvc window to the rear elevation, worcester oil fired central heating boiler, plumbing for washing machine, tiled floor.

CLOAKROOM

With wash basin, WC, tiled floor, pvc window to the rear elevation.

SIDE PORCH

With pvc window to the side elevation and pvc door to the exterior.

FIRST FLOOR LANDING

With pvc window to the side elevation, radiator.

BEDROOM 1

4.46m x 5.04m (14'7" x 16'6")

With walk in pvc bay window to the side elevation, further pvc window to the rear elevation, a range of built in furniture forming a bed recess with lockers over, built in double wardrobe, radiator, door to:-





EN-SUITE SHOWER ROOM

With shower enclosure with electric shower.

BEDROOM 2

4.48m x 4.79m (14'8" x 15'8")

With walk-in pvc bay window with seat, built in wardrobes, built in cupboard, radiator.

BEDROOM 3

4.09m x 1.97m (13'5" x 6'6")

With pvc window to the rear elevation, radiator.

BATHROOM

3.30m x 2.01m (10'10" x 6'7")

With panelled bath with shower attachment over and screen, WC, hand basin in a vanity unit, tiled walls, radiator, pvc window to the front elevation, access to loft space.

OUTSIDE

There are good sized lawned gardens extending to 3 sides of the property with mature hedging, trees and shrubs. Adjacent to the side porch is a concreted sitting area and gate opening to the front garden.

BRICK OUTBUILDING

2.81m x 3.79m (9'2" x 12'5")

With wooden entrance door, 2 pvc windows and 1 single glazed window.

A gravelled driveway leads to a:-

GARAGE/WORKSHOP

6.04m x 9.88m (19'10" x 32'5")

Of timber construction with wooden double doors, windows.

Beyond is an inner gravelled drive which leads to the:-



DOUBLE GARAGE

With two sets of timber double doors and a central divide.

In addition there are two further **BRICK OUTBUILDINGS**.

TENURE

Freehold.

SERVICES

The property has mains electricity and water connected. Drainage is to a Septic Tank. Heating is via an oil fired central heating boiler served by radiators.

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 and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2024/25 - £1,626.55

AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or





Floorplan



Total area: approx. 148.3 sq. metres (1596.8 sq. feet)



Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk