



Primrose Cottage, West End,
Hogsthorpe, PE24 5PA



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£450,000

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Key Features

- 5 BEDROOM DETACHED HOUSE
- EN-SUITE AND BALCONY
- 3 RECEPTION ROOMS
- 0.7 ACRE PLOT
- AMPLE PARKING WITH DRIVEWAY
- LARGE REAR GARDEN
- EPC RATING D





A 5 Bedroom Detached House standing in grounds of approximately 0.7 acres. With Entrance Hall, 3 Reception Rooms, Kitchen Diner, Utility, WC, En-Suite Shower Room and Balcony to the master Bedroom. Large side and rear gardens, driveway providing ample parking. EPC Rating D

ACCOMODATION

ENTRANCE HALL

With pvc door and window to the front elevation, radiator, stairs off, understairs cupboard.

LIVING ROOM 7.97m x 3.68m (26'1" x 12'1")

With pvc bow window to the side elevation, multi fuel stove with brick surround, 2 radiators, french doors into the side garden.

KITCHEN 3.97m x 4.51m (13'0" x 14'10")

With wall and base units with worksurfaces and tiled splash backs, space for cooker, sink unit with mixer tap, tiled floor, 2 pvc windows to the side elevation, radiator.

SNUG/DINING ROOM 3.98m x 2.85m (13'1" x 9'5")

With 2 pvc windows to the side elevation, serving hatch.

BOILER ROOM

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

CLOAKROOM

With pvc window to the rear elevation, WC, radiator.

RECEPTION ROOM 4.87m x 4.21m (16'0" x 13'10")

With 2 pvc windows and french doors to the rear elevation and pvc bow window to the side elevation.

LANDING

With access to loft space.

BATHROOM 4.00m x 2.18m (13'1" x 7'2")

With panelled bath with hand held shower attachment, WC, pedestal wash basin, radiator, built in storage cupboard, pvc window to the side elevation.

BEDROOM 1 3.15m x 2.17m (10'4" x 7'1")

With pvc window to the front elevation, radiator.

BEDROOM 2 3.81m x 3.71m (12'6" x 12'2")

With pvc windows to the front and side elevations, radiator, built in wardrobe.

BEDROOM 3 4.10m x 3.79m (13'6" x 12'5")

With pvc window to the front elevation, radiator.

BEDROOM 4 4.01m x 4.25m (13'2" x 13'11")

With pvc windows to the front and side elevations, radiator.

BEDROOM 5 3.82m x 4.20m (12'6" x 13'10")

With pvc window to the side elevation, radiator, pvc french doors onto the:-

BALCONY

EN-SUITE SHOWER ROOM

With WC, shower enclosure, pvc window to the side elevation, radiator.

OUTSIDE

The front garden being lawned with hedging to the front. Long driveway leads down to the rear of the property providing ample parking.

The front garden leads round to the side and rear large gardens all being majority lawned with decked seating area and patio areas. The overall size of the grounds is 0.7 acres.







TENURE

Freehold.

SERVICES

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

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 C - 2024/25 - £1,858.92

AGENTS NOTES

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 warranty whatever in relation to this property.

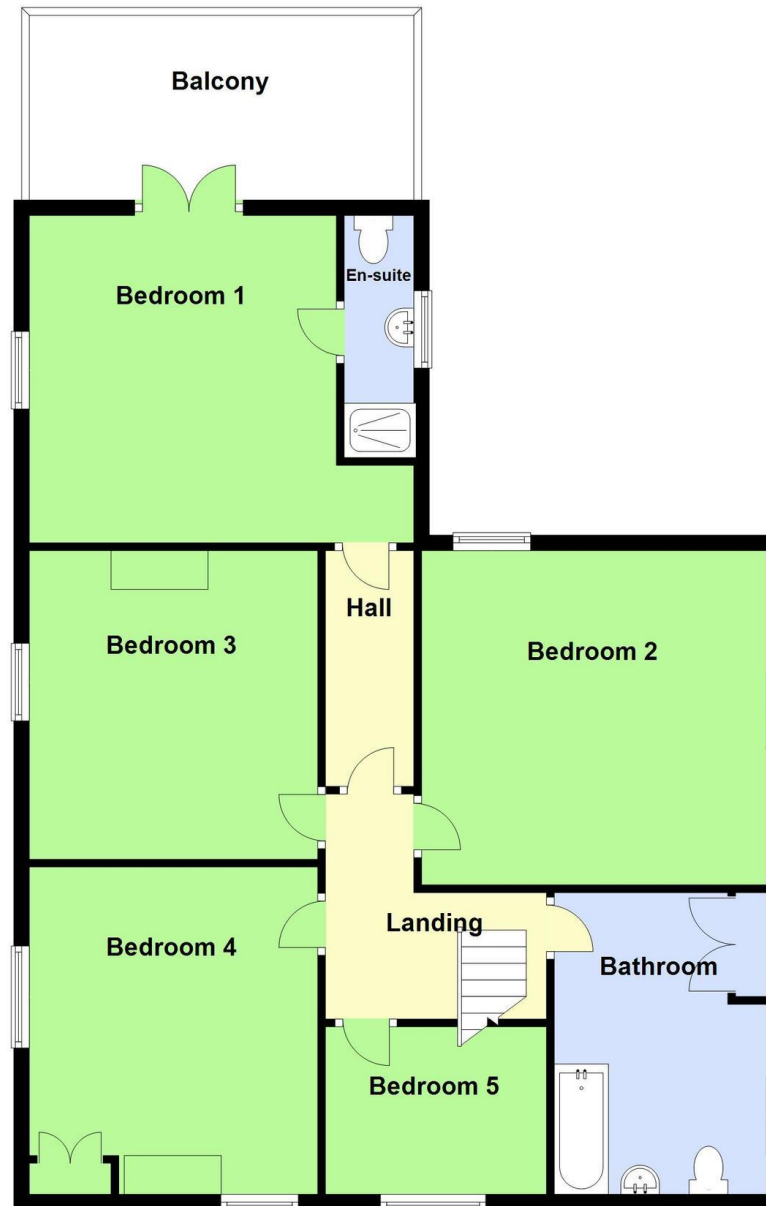






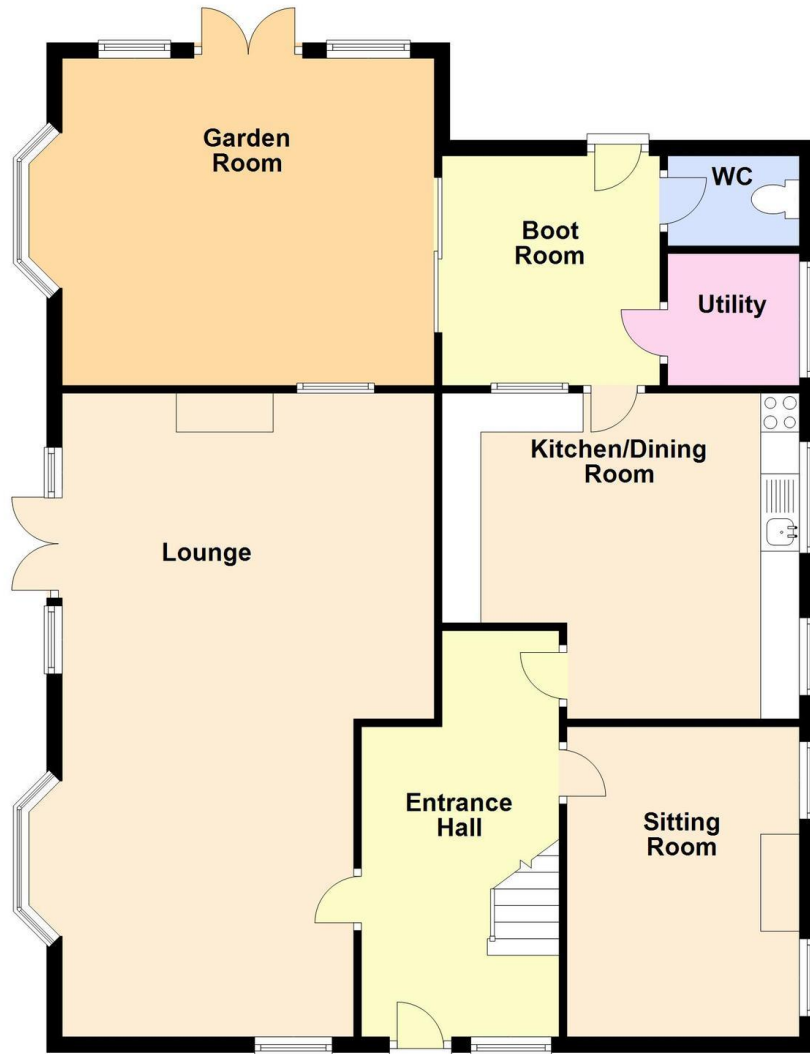
First Floor

Approx. 99.1 sq. metres (1066.2 sq. feet)



Ground Floor

Approx. 113.3 sq. metres (1219.5 sq. feet)



Total area: approx. 212.3 sq. metres (2285.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

