



26 South End, Hogsthorpe,
Skegness, PE24 5NE



£159,950

- NO CHAIN
- SPACIOUS & VERSATILE
- VILLAGE LOCATION
- LOUNGE, DINING ROOM & KITCHEN
- FREEHOLD
- GARDEN/HOBBY ROOM
- STORE/ FORMER GARAGE
- EPC RATING D
- COUNCIL TAX BAND C



NO CHAIN. An good size and versatile 2 Bedroom link Detached Bungalow in a popular village location within easy driving distance of the lovely sandy beaches in Chapel St Leonards and Anderby Creek. The accommodation comprises an Entrance Hall, Lounge and Dining Room, Inner Hall, Bathroom, two Bedrooms and a Garden Room, Store Room (former garage). With oil fired central heating and pvc double glazing, driveway and lower maintenance gardens. EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via a pvc door to the

LOBBY 1.87m x 2.44m (6'1" x 8'0")

With radiator, pvc window to the front elevation, access to roof space.

KITCHEN 2.38m x 4.55m (7'10" x 14'11")

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built in double oven, inset induction hob with extractor hood above, plumbing for washing machine, wood effect laminate flooring, oil fired central heating boiler, pvc window to the side elevation.



BATHROOM

With panelled bath, walk in shower enclosure, hand basin in a vanity unit, W.C, tiled walls and floor, pvc window to the side elevation.

BEDROOM 2 2.74m x 3.69m (9'0" x 12'1")

With pvc window to the side elevation, radiator, built in wardrobes and storage.

BEDROOM 1 2.67m x 4.38m (8'10" x 14'5")

With pvc window to the side elevation, radiator, door to:-

GARDEN ROOM 3.07m x 5.12m (10'1" x 16'10")

With pvc french doors and side screens opening onto the rear garden, radiator.

LOUNGE 3.03m x 5.88m (9'11" x 19'4")

With pvc bow window with deep cill to the front elevation, 2 radiators, archway into:-

DINING ROOM 2.65m x 2.83m (8'8" x 9'4")

With high level pvc window to the side elevation, radiator.

OUTSIDE

To the front is a low brick wall with lawned garden and a concrete drive leading to the:-

STORE (FORMER GARAGE) 2.98m x 5.35m (9'10" x 17'7")

maximum. With pvc door and window to the front elevation, pvc door to the rear, light and power connected.

The rear garden is set out for lower maintenance with paved seating area, timber garden shed and oil tank.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired 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.

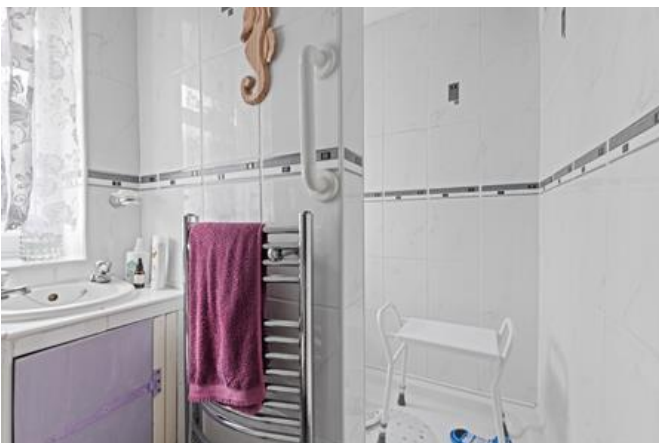
COUNCIL TAX

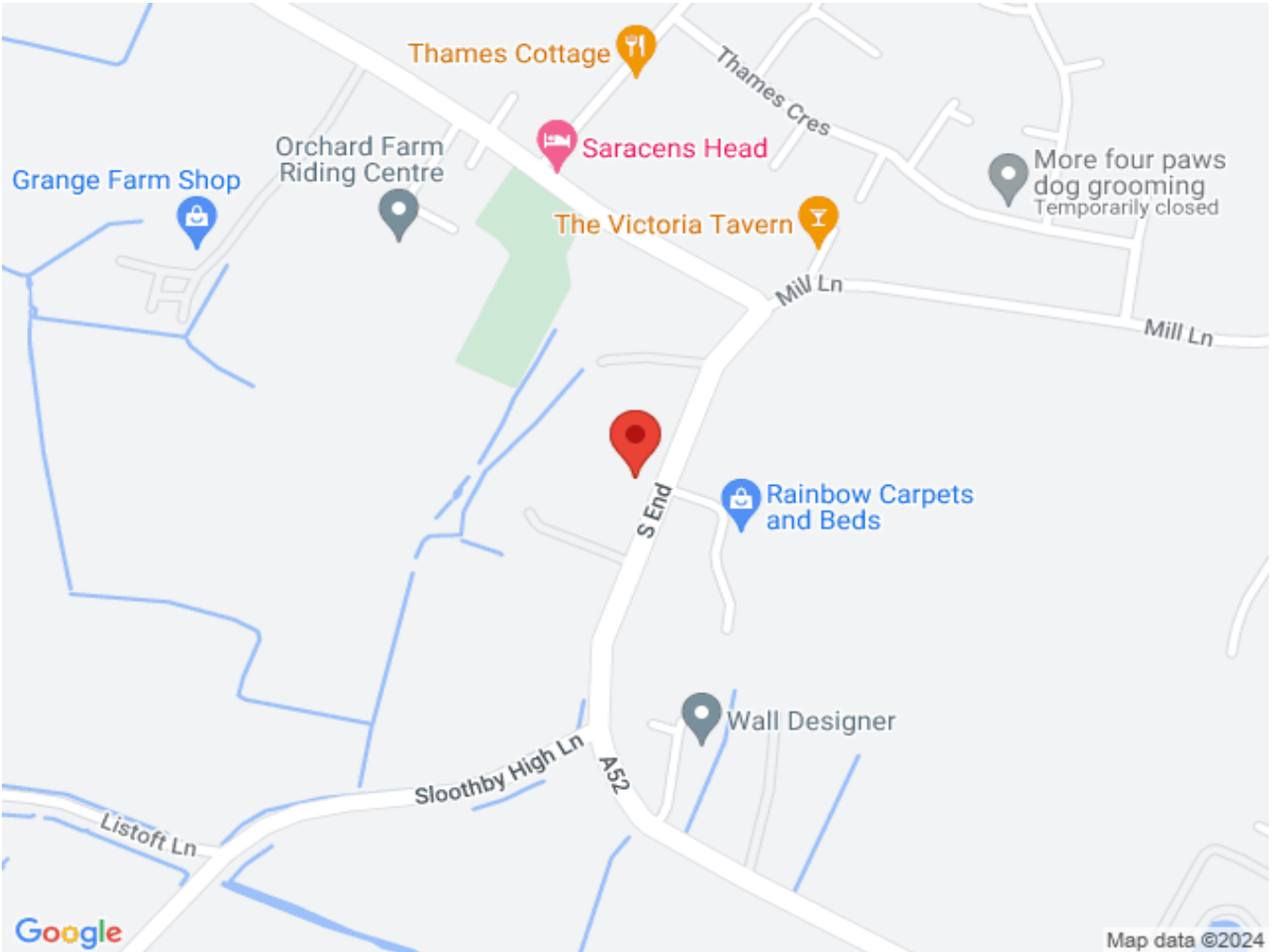
Charging Authority – East Lindsey District Council
Band C - 2024/25 - £1858.92

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.





Ground Floor

Approx. 103.7 sq. metres (1115.7 sq. feet)



Total area: approx. 103.7 sq. metres (1115.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		



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