



CHOICE PROPERTIES

Estate Agents

Highfield House Thames Street,
Hogsthorpe, PE24 5PR

Reduced To £599,950



It is a pleasure for Choice Properties to offer for sale this most spacious and charming detached house located in the peaceful village of Hogsthorpe, a short drive away from the market town of Alford and coastal towns of Mablethorpe and Skegness. Boasting six bedrooms (one en-suite) and ample living space indoors, this characterful property also benefits from generous outdoor space and a gated driveway. Early viewing is certainly advised.

Benefitting from oil central heating and uPVC double glazing throughout, this most spacious accommodation comprises:

Entrance Hall

19'11" x 11'4"

Composite front entrance door. Tiled flooring. Staircase to the first floor landing. Radiator. Under stairs storage cupboard.

Reception Room

14'5" x 15'2"

Light and airy reception room. Radiator. TV aerial point. Feature fireplace surround with wooden mantle and tiled hearth.

Living Room

19'5" x 15'1" ext to 13'6" x 11'2"

Light and airy generously sized living room with double opening uPVC French doors leading out to the garden. Dual aspect windows. Three radiators. Wood Burning stove set in feature surround with wooden mantel. Feature fireplace surround to the opposite side of the room with wooden mantel. TV aerial point.

Kitchen/Diner

11'1" x 29'8"

Fitted with a range of wall and base units with work surfaces over, ceramic sink unit with mixer tap and inset draining board, space for large range style cooker with extractor over. Large wood burning stove set in feature tiled surround. Centre island with work surface and storage underneath.

Utility

11'0" x 9'11"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing for washing machine, dryer and dishwasher. Space for freestanding large American style fridge/freezer. Radiator.

WC

4'0" x 5'0"

Fitted with dual flush wc and hand wash basin with mixer tap set in vanity unit. Radiator.

Office

8'10" x 11'0"

Radiator.

Landing

16'6" x 11'3"

Radiator.

Bedroom 1

14'9" x 15'3"

Spacious double bedroom. TV aerial point. Feature fireplace with wooden mantle. Radiator.

Dressing Room

9'9" x 17'6"

Radiator. With range of fitted wardrobes. Feature fireplace with wooden mantel.

En-Suite

5'0" x 11'2"

Fitted with a white three piece suite comprising panelled bath tub with waterfall tap and electric shower over, his and hers hand wash basins with mixer waterfall taps and dual flush wc. Part tiled walls.

Bedroom 2

12'5" x 11'0"

Spacious double bedroom. Radiator.

Bedroom 3

11'1" x 12'3"

Spacious double bedroom. Radiator.

Bedroom 4

10'11" x 10'0"

Double bedroom. Radiator.

Bedroom 5

12'3" x 10'2"

Spacious double bedroom. Radiator.

Bedroom 6

7'10" x 10'11"

Radiator.

Bathroom

10'11" x 7'2"

Fitted with white three piece bathroom suite comprising panelled bath tub with taps and shower attachment over, hand wash basin with mixer tap, dual flush wc. Tiled walls and flooring.

WC

2'7" x 6'7"

Fitted with wc and hand wash basin.

Loft Room

15'4" x 10'0"

Ample storage space.

Driveway

Double opening gates lead onto a spacious block paved driveway providing ample off road parking for multiple vehicles.

Garden

The property is fronted by a large privately enclosed garden with timber fencing to the boundaries. The garden is laid to lawn and the current vendors have sectioned part of the garden off as an allotment. As well as a patio area by the living room doors the garden further benefits from an attractive brick built pond and second patio area further down the garden,

Workshop

26'2" x 10'1"

The property further benefits from a large workshop and two good size timber storage sheds.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band F.

Viewing Arrangements

Viewing by Appointment through Choice Properties, Alford, Tel - 01507 462277

Opening Hours

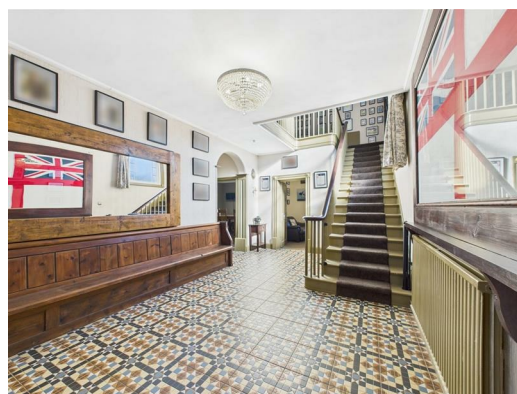
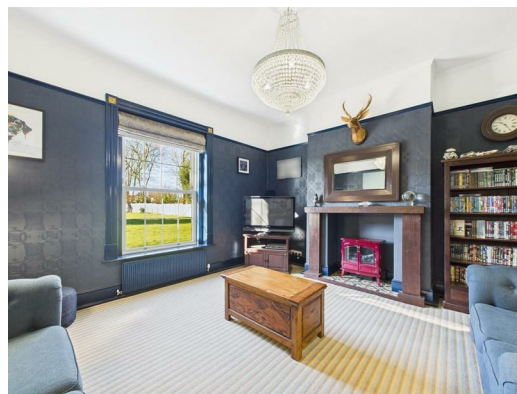
Monday to Friday 9.00 a.m. to 5.00 p.m.

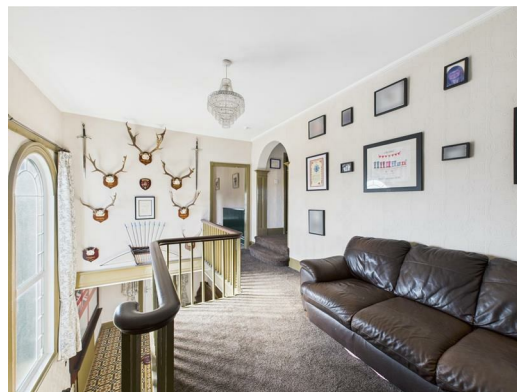
Saturday 9.00 a.m. to 3.00 p.m.

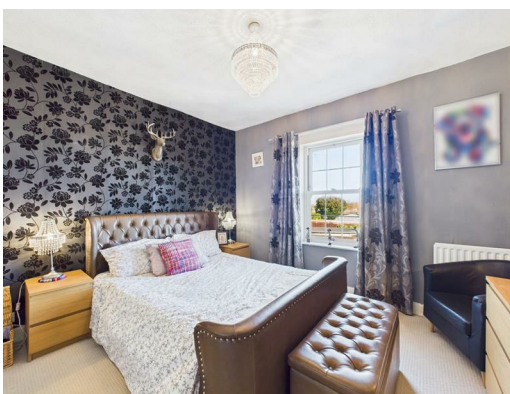
Making An Offer

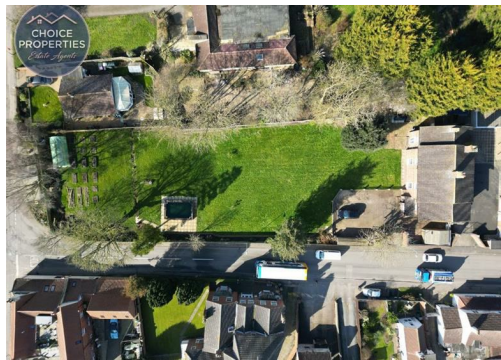
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.











Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

3424.31 ft²

Reduced headroom

20.36 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Please use postcode PE24 5PR for directions to this property. As you turn on to Thames Street from High Street, the property will be the first on your left hand side.

