

Buy. Sell. Rent. Let.



9 Goodwin Drive, Hogsthorpe, PE24 5NY



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£125,000

When it comes to
property it must be


lovelle



£125,000



Key Features

- NO ONWARD CHAIN
- Semi Detached Bungalow
- Two Bedrooms
- Front and Rear Gardens

- Driveway
- Large Lounge-Diner
- EPC rating D
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Offered to the market with no onward chain, this two-bedroom semi-detached bungalow enjoys a pleasant village location and represents an excellent opportunity for those looking to downsize, first-time buyers, or investors. The accommodation comprises a spacious lounge-diner, providing a great living space, together with a well-appointed breakfast kitchen offering ample storage, worktop space and room for casual dining. There are two bedrooms, complemented by a shower room, making the property both practical and comfortable for everyday living. Externally, the bungalow benefits from a driveway providing off-road parking, along with front and rear gardens, offering ideal spaces for relaxing or gardening enthusiasts. Situated in a sought-after village setting and offered with the significant advantage of no onward chain, this bungalow is ready for its next owner to move straight in as there is no onward chain to hold up a transaction. Early viewing is highly recommended.

Hall

Entered via a UPVC door, electric storage heater, radiator, loft access, cupboard housing hot water tank, doors to;

Lounge/Diner

6.84m x 3.68m (22'5" x 12'1")

With UPVC bow window to the front aspect, radiator, electric storage heater, Parkray/Rayburn style fire with back boiler connected to the radiators but not been used for a long time and electric fire in front.

Bedroom One

3.54m x 2.81m (11'7" x 9'2")

With UPVC window to the front aspect, panel heater, radiator.

Bedroom Two

2.83m x 2.6m (9'4" x 8'6")

With UPVC window to the rear aspect, radiator, fitted cupboard.

Shower Room

1.67m x 1.66m (5'6" x 5'5")

With UPVC window to the side aspect, low level WC, pedestal wash hand basin, shower cubicle.

Breakfast Kitchen

3.67m x 3.16m (12'0" x 10'5")

With UPVC window and door to the rear garden, fitted with a range of base and wall cupboards, with worktops over, one and half bowl sink, freestanding electric cooker, space for washing machine, space for fridge freezer, radiator, panel heater.

Outside

To the front the garden is laid to lawn. To the side is a long driveway. Gated access opens to the rear garden which is laid to patio, gravel and lawn with two sheds (currently overgrown) and is enclosed by fencing.

Services

The property has mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Pleasant village located 2 miles from the golden sandy beach at Chapel St Leonards, 7 miles north of the coastal town of Skegness and 7 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Hogsthorpe is within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. The amenities in the village include; regular bus services, pub/restaurant, C of E Church, farm shop, village convenience store and post office, primary school, village hall, equestrian centre and livery stables.

Directions

From Skegness take the A52 north (Roman Bank). Go past Butlins, through Ingoldmells and the next village you will enter is Hogsthorpe. Once in the village take the first right onto Mill Lane. Continue along Mill Lane and take a left onto Mill Lane Close and then next left onto Goodwin Drive where the property will be found on the lefthand side marked by a for sale board.

Material Information Data

Council Tax band: A
Tenure: Freehold
Property type: Bungalow
Property construction: Standard undefined construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Electric
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great
Parking: Garage and Driveway
Building safety issues: Not known
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: Not Known
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

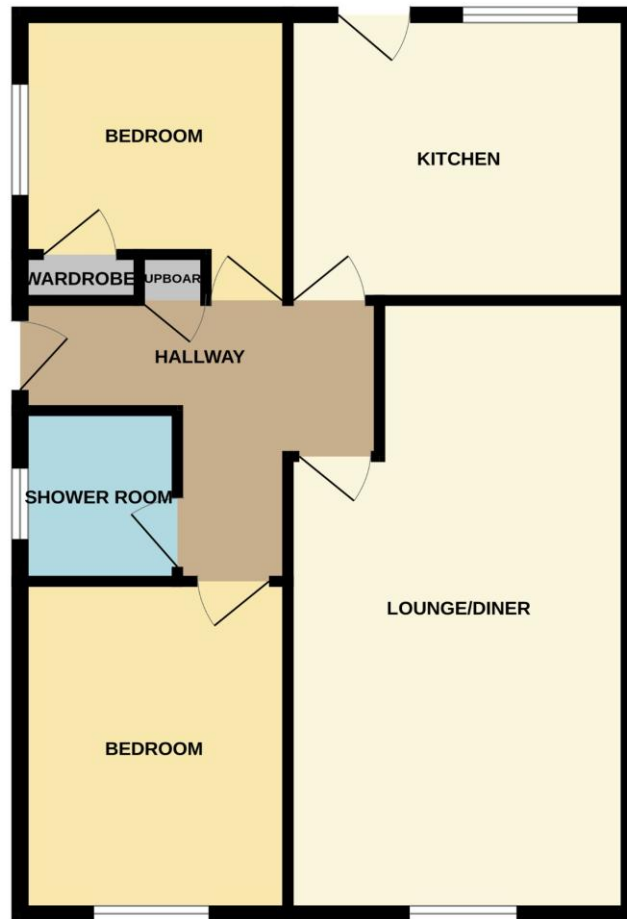
Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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When it comes to **property**
it must be


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