

Buy. Sell. Rent. Let.



Wyndrush West End, Hogsthorpe PE24 5PA



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£240,000

When it comes to
property it must be


lovelle



£240,000

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Key Features

- NO ONWARD CHAIN
- Great Village Location
- Driveway & Garage
- Open Aspect to Rear

- Good Size Kitchen
- Lounge & Conservatory
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Great size bungalow in pleasant village location. The accommodation comprises; good size kitchen, shower room, three good size bedrooms, lounge through to conservatory opening to the rear garden which enjoys views over fields and off towards the Lincolnshire Wolds! There are front and rear gardens plus driveway and garage.

Hall

Entered via UPVC side entrance door with radiator, fuse box, loft access (with drop down ladder), doors to;

Bedroom One

4.08m x 3.96m (13'5" x 13'0")

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

Bedroom Two

3.63m x 3.02m (11'11" x 9'11")

With UPVC window to the front aspect, radiator.

Bedroom Three

3.02m x 2.71m (9'11" x 8'11")

With UPVC window to the side aspect, radiator.

Shower Room

With UPVC window to the side aspect, back to the wall WC, wash hand inset to vanity unit, walk in shower, ladder style radiator, tiled walls, extractor fan.

Kitchen

4m x 3.02m (13'1" x 9'11")

With UPVC window to the front aspect, UPVC door to the side aspect, radiator, tiled floor, fitted with range of base and wall cupboards with worktops over, inset stainless steel one and half bowl sink, integrated electric double oven, inset gas hob, space and plumbing for washing machine, space for further appliances, space for tall fridge freezer.

Lounge

5.43m x 3.63m (17'10" x 11'11")

With UPVC window to the side aspect, two radiators, UPVC French doors to;

Conservatory

4m x 3.41m (13'1" x 11'2")

Of brick and UPVC construction, radiator, ceiling light fan, UPVC French doors to the rear garden.

Outside

The property is approached over a private road. To the front is a large garden laid to lawn, with Tarmac driveway leads to the garage. With Gated access to both sides which lead to the rear garden which is laid to patio and lawn with plants and shrubs, greenhouse, shed, oil tank, LP Gas bottles (for the cooker). With views over pony fields and open country side and view towards the Wolds.

Garage

4.97m x 2.38m (16'4" x 7'10")

With electric roller door to the drive, UPVC personnel door to the rear, UPVC window to the side aspect, with power and light.

Services

The property has mains water, sewerage and electricity and oil central heating. 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 and go past Butlins, through Ingoldmells and the next village you will enter will be Hogsthorpe. Go through Hogsthorpe round the tight left turn past the Saracen's Head on the right hand side onto West Street and the property will be found on the left hand side down a private drive.

Material Information Data

Council Tax band: B

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: Oil-powered central heating is installed.

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: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

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.



GROUND FLOOR



We at 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 errors, omissions or mis-statements. 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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