

Buy. Sell. Rent. Let.



1 & 1A Donegal, High Street, Hogsthorpe, PE24 5PP



£260,000

When it comes to
property it must be


lovelle



£260,000

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Key Features

- Two Self Contained Flats Plus Seperate Annexe
- NO ONWARD CHAIN
- Two Bedroom Ground Floor Flat With Garden
- First Floor Two Bedroom Flat
- Separate Bedsit With Own Outside Space
- Lovely Enclosed Rear Garden
- EPC rating D & E
- Tenure: Freehold





Beautifully presented property! Finished to a high standard offering a large building divided into two flats plus annexe/bedsit. Great commercial opportunity, ideal to rent as holiday accommodation! Could suit someone looking to live on site and rent out part of the building or to buy as pure investment opportunity and rent out the separate units. Currently arranged a 2 x two bedroom flats plus an annexe/bedsit bedroom with en-suite. The first floor flat comprises; large landing/study area, two double bedrooms, living/kitchen/dining room and bathroom. The ground floor comprises; kitchen, shower room, lounge (could be used as a further bedroom if required), second reception room used as a lounge-diner, two bedrooms and further bedroom/annexe room with en-suite and its own door to private courtyard. There is also a good size, enclosed rear garden. The property is very well presented and modernised and located in a well served village with pub/restaurant, shop/post office, riding stables (who do beach rides), regular bus services, lots of lovely walking opportunities and only two miles from the golden sandy beach at Chapel St Leonards.

Ground Floor

Entrance Hall with UPVC front door opening into communal hall with door to the first floor flat and door to;

Hall

With storage cupboard, radiator, doors to;

Bedroom One

3.57m x 3.54m (11'8" x 11'7")

With UPVC window to the front aspect, radiator.

Bedroom Two

2.67m x 2.07m (8'10" x 6'10")

With UPVC window to the side aspect, radiator.

Annex/Bedroom Three

4.35m x 3.56m (14'4" x 11'8")

With UPVC window and door to the rear courtyard, radiator, door to;

Ensuite

With shower cubicle, low level WC with integrated wash hand basin.

Lounge

4.02m x 3.63m (13'2" x 11'11")

With UPVC window to the front aspect, radiator, open fire.

Kitchen

3.95m x 3.11m (13'0" x 10'2")

Fitted with a range of base and wall cupboards with worksurfaces over, integrated dishwasher, integrated fridge freezer, integrated electric double oven, integrated microwave, integrated breakfast bar, integrated gas hob with extractor over, open arch to lounge-diner, door to shower room.

Lounge-Diner

6.64m x 3.56m (21'10" x 11'8")

With UPVC door and windows to the rear garden, archway to Kitchen, ceiling skylight lantern window, log burner, opening to inner hall, window to inner hall, radiator.

Shower Room

3m x 2.66m (9'10" x 8'8")

With UPVC window to the rear aspect, walk in shower cubicle, low level WC, wash hand basin inset to vanity unit, ladder style chrome radiator, fitted cupboards also housing the central heating boiler and space for washing machine and tumble dryer, spotlights, tiled walls, vinyl flooring.

First Floor Entrance

Stairs from the communal entrance hall lead to;

Study Area/Landing

4m x 2.44m (13'1" x 8'0")

With UPVC window to the front aspect, radiator, doors to;

Bedroom One

4.12m x 3.62m (13'6" x 11'11")

With UPVC window to the front aspect, radiator.

Bedroom Two

3.61m x 3.14m (11'10" x 10'4")

With UPVC window to the front aspect, radiator.

Lounge/Kitchen/Dining Room

4.56m x 3.22m (15'0" x 10'7")

With UPVC window to the side aspect, central heating boiler, radiator, vinyl flooring, spotlights, fitted with range of base and wall cupboards with worktops over, integrated oven and hob with extractor over, stainless steel sink, space for washing machine, space for fridge, space for freezer, door to;

Bathroom

3.22m x 2.92m (10'7" x 9'7")

With UPVC windows to the rear aspect, low level WC, wash hand basin inset to vanity unit, p-shaped bath with shower over and shower screen, water proof boarding to walls, laminate flooring, radiator, spotlights.

Outside

With gated pedestrian access to the side of building and small courtyard patio garden (used by Annexe bedroom), further gates open to the good size rear garden, laid to patio and lawn with plants and shrubs, enclosed by fencing.

Services

The property has mains water, sewerage and electricity and LPG gas fired 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.



Locations

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 for approximately 7 miles. You will enter Hogsthorpe, go past the shop and it can be found on the right hand side just before the Saracen's Head Pub.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/Sa284CiDTDgneVKpJ6PSES/view>

Material Information Data

Council Tax band: TBC

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Ground Floor D & Top Floor E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LPG-powered central heating is installed.

Heating features: Wood burner, Open fire, and Double glazing

Broadband: FTTP (Fibre to the Premises)

Parking: On Street

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: Level access

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/>

Viewing

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

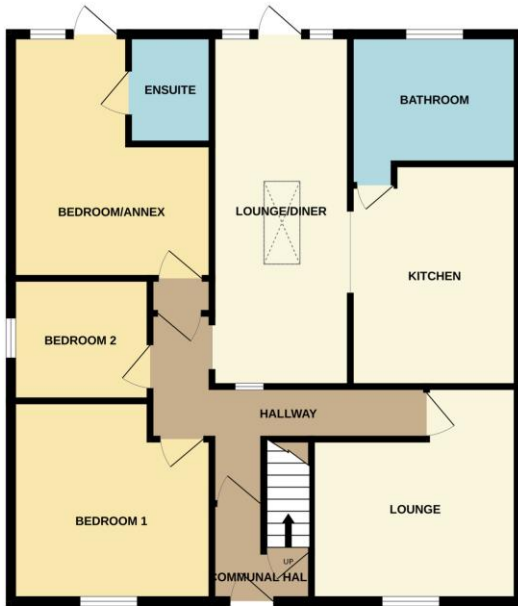
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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 Regulations

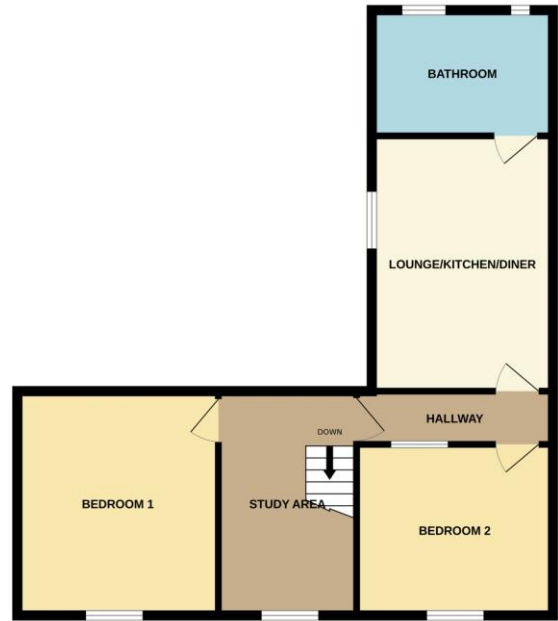
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR



1ST 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

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lovelle

01754 769769

skegness@lovelle.co.uk

