



2 Blacksmiths Cottages, High Street

Hogsthorpe, Skegness

No onward chain. A recently modernised Cottage in the centre of Hogsthorpe convenient for local amenities and just a short drive from the popular coastal resorts of Chapel St Leonards and Skegness. The accommodation comprises Entrance Hall, Lounge with log burner and a modern Kitchen and Bathroom. The property benefits from an enclosed rear garden, pvc double glazing and lpg gas central heating.

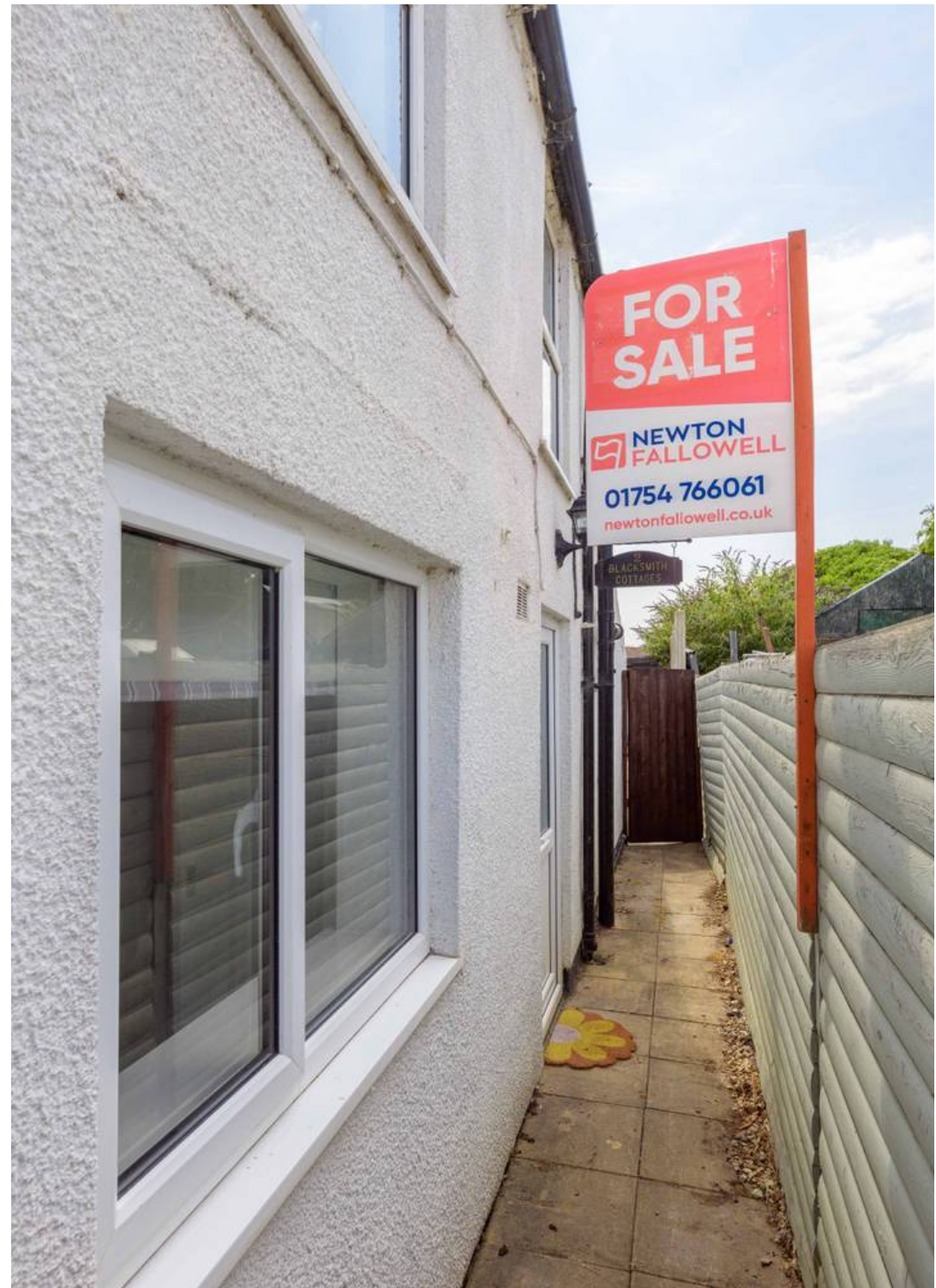
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: (tbc)

EPC Environmental Impact Rating: (tbc)

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ACCOMMODATION

Entrance is on the side elevation via shared path leading to No. 2.

ENTRANCE HALL

With pvc entrance door, stairs to first floor.

LIVING ROOM

11' 6" x 11' 7" (3.51m x 3.53m)

With pvc window to the side elevation, radiator, log burning stove.

KITCHEN

11' 8" x 8' 2" (3.55m x 2.48m)

to the main area. Re-fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built in electric oven with ceramic hob and extractor hood above, space and plumbing for washing machine, further appliance spaces, tiled floor and Lobby with radiator leading through living room, pvc window and pvc door to the rear garden.

FIRST FLOOR LANDING

With pvc window to the side elevation.

BEDROOM

11' 9" x 11' 8" (3.58m x 3.56m)

With pvc windows to two elevations, radiator.

BATHROOM

9' 7" x 7' 7" (2.91m x 2.32m)

Fitted with a panelled bath with direct shower over, W.C, pedestal hand basin, chrome ladder towel radiator, tiled walls and floor, built in airing cupboard housing the hot water cylinder, opaque pvc window to the side elevation.



OUTSIDE

To the rear of the property is an enclosed garden which is mainly gravelled with a decked seating area with canopy over, paved paths and a timber shed.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an LPG gas central heating 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 A – 2026/27 – £1,484.93

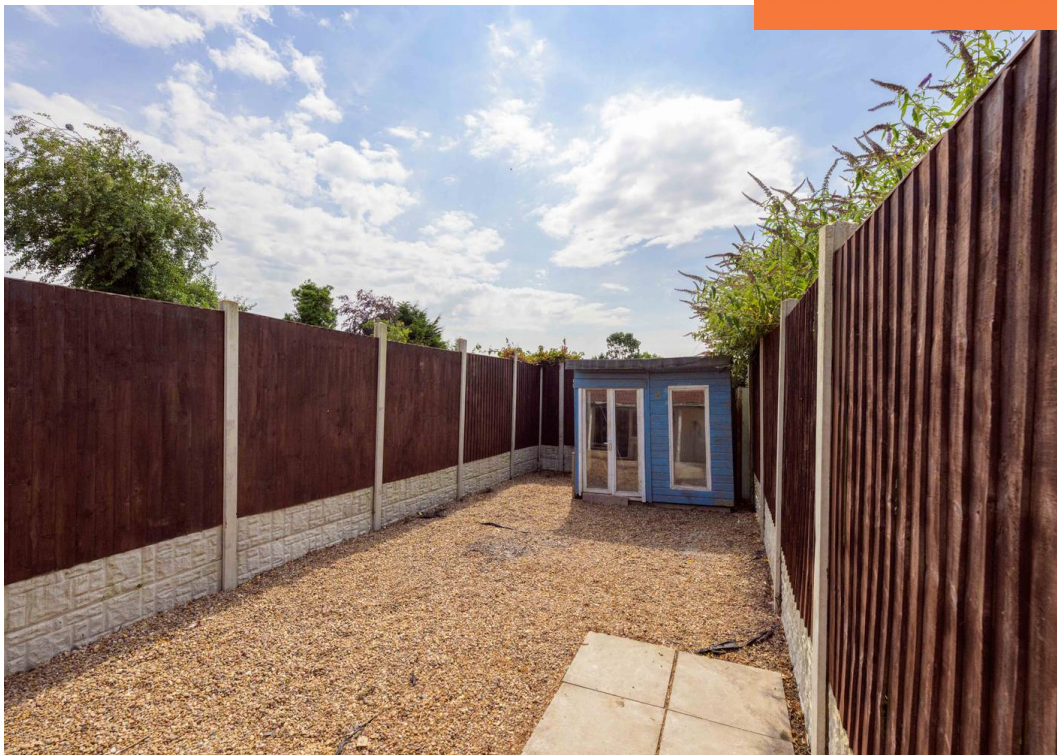
ANTI-MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks of £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



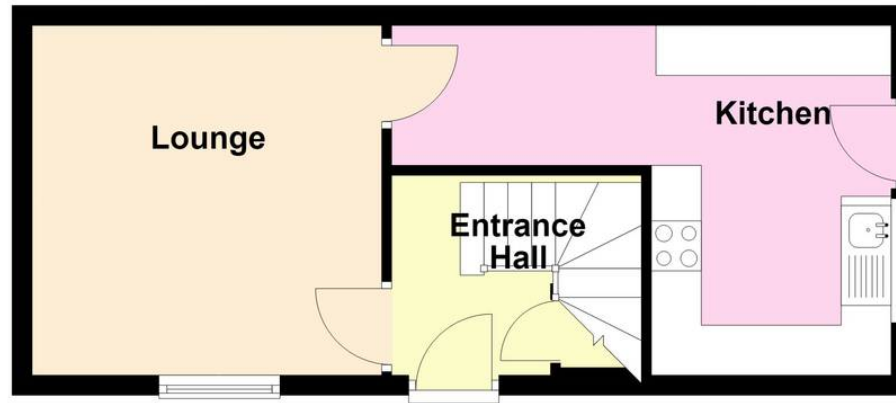


 **NEWTON FALLOWELL**



Ground Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



First Floor

Approx. 20.7 sq. metres (222.9 sq. feet)



Total area: approx. 50.8 sq. metres (546.9 sq. feet)

Newton Fallowell Estate Agents

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