

Buy. Sell. Rent. Let.



Crestova, West End, Hogsthorpe, PE24 5PA



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OIRO £260,000

When it comes to
property it must be


lovelle

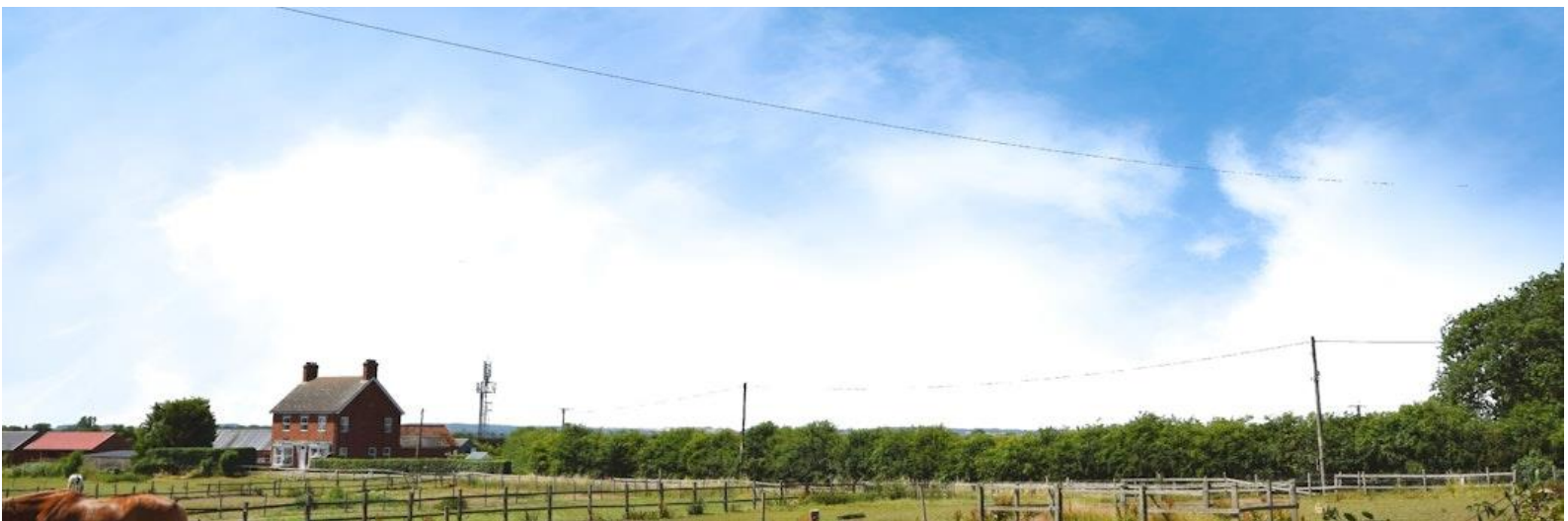


OIRO £260,000

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Key Features

- Open Views to Rear Aspect
- Three Bedrooms
- Two Driveways and Ample Parking
- Detached Garage, Large Enclosed Carport & Workshop
- Living Room and Conservatory
- Oil Central Heating & UPVC Double Glazing
- EPC rating D
- Tenure: Freehold





WOW - TWO DRIVEWAYS, LARGE COVERED CARPORT & GARAGE & WORKSHOP! Ideal property if you need plenty of vehicle parking as there are two driveways, plus hard standing plus the benefit of a garage and a covered carport and a great workshop. Nice size plot with pretty rear gardens overlooking fields and views across to the Lincolnshire Wolds (AONB) but also less than two miles to the coast and miles of golden sandy beaches! This deceptive bungalow offers; entrance hall, three bedrooms, bathroom, kitchen, lounge-diner and conservatory with oil central heating and UPVC double glazing. Hogsthorpe enjoys a 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, golden sandy beach at Chapel St Leonards (2 miles away), 7 miles north of the coastal town of Skegness and 7 miles from the edge of the Lincolnshire Wolds.

Hallway

1.19m x 4.95m (3'11" x 16'2")

Entered via UPVC side entrance door with radiator, power points, cloaks cupboard, electric consumer unit, loft access with pull down ladder, doors to;

Kitchen

4.01m x 3.05m (13'2" x 10'0")

With high quality cream gloss fitted kitchen with wall, base and drawer units with wood effect work surfaces over, stainless steel sink unit and drainer with mixer tap plus filtered cold water tap, electric hob, integrated electric double oven, plumbing for automatic washing machine and space for upright fridge/freezer, Worcester oil fired combi boiler which supplies central heating and hot water, large storage cupboard.

Lounge/Diner

5.44m x 3.64m (17'10" x 11'11")

With radiator, power points, TV aerial point, telephone point, two ceiling fan lights, sliding patio doors to;

Conservatory

2.91m x 3.01m (9'6" x 9'11")

Of brick and UPVC construction with radiator, UPVC double glazed door leading to the rear garden.

Bedroom One

4m x 3.95m (13'1" x 13'0")

With cream gloss fitted wardrobes and fitted dressing table, radiator, power points.

Bedroom Two

3m x 3.02m (9'10" x 9'11")

(measurements to wardrobes front). With cream gloss fitted wardrobes, radiator, power points.

Bedroom Three/Dining Room

3m x 2.71m (9'10" x 8'11")

Ideal as a third double bedroom or as dining room/study/further reception room. With radiator and power points.

Bathroom

2.47m x 2.01m (8'1" x 6'7")

With a bathroom suite comprising of panelled bath with waterfall shower over and side screen, back to wall WC and inset wash hand basin with mixer tap set into vanity unit with storage cupboards, ladder style radiator, partly tiled walls with feature mosaic border.

Outside

With large driveway to the right hand side of the property which leads to the garage. Large gravelled frontage and hardstanding for further car parking and the second driveway to the left of the property is accessed through solid wooden gates into a large, enclosed block paved car port with gated access at the end onto a further gravelled and paved driveway and leads down to the workshop.

Garage

5.64m x 2.51m (18'6" x 8'2")

With up and over door, personal access door to the rear garden, power and light.

Enclosed Car Port

9.9m x 3.16m (32'6" x 10'5")

Solidly built enclosed carport over block paved driveway with gated access at the end to further driveway and the workshop. Offering great security and a secure under cover storage for vehicles or simply to work under cover. With power point and light.

Workshop

4.72m x 3.58m (15'6" x 11'8")

With power and lighting, separate consumer unit.

Gardens

To the front of the property is a large, gravelled area which allows parking for multiple vehicles if required. There is also hard standing at the front of the property for two further vehicles. The rear garden is private and fully enclosed and has views over the fields toward the Lincolnshire Wolds and can be accessed via either the car port or the Sun room. With block paved patio area, feature block paving surrounding rose beds, lawn, small vegetable plot and a potting shed.

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 pass 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 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.

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/>

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

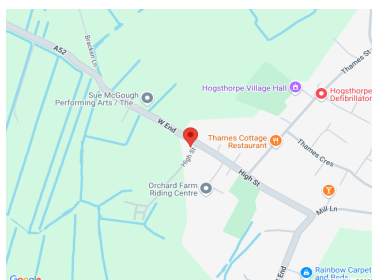
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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