



29 South End, Hogsthorpe
Skegness, Lincs, PE24 5NE



£169,950

- DETACHED BUNGALOW
- 17' LOUNGE & DINING ROOM
- GARDEN ROOM
- LARGE BEDROOM (FORMERLY 2)
- FREEHOLD
- AMPLE PARKING
- REAR GARDEN
- SOLID FUEL HEATING
- EPC RATING D
- COUNCIL TAX BAND B



A Detached Bungalow currently laid out as 1 Bedroom (formerly 2) situated in a pleasant village location just a short drive to the coast and the picturesque Lincolnshire Wolds. The accommodation comprises Kitchen, Living & Dining Room, Garden Room and Bathroom. With driveway providing ample parking and garden to the rear. The property benefits from solid fuel central heating, Solar panels and a CCTV system. EPC Rating D.

ACCOMMODATION

Entrance is on the side elevation via a pvc door to the:-

KITCHEN 6.05m x 1.82m (19'10" x 6'0")

plus 3.77m x 2.13m (12'5" x 7') Fitted with base and wall units with worksurfaces over, recess housing a solid fuel Rayburn (providing the central heating), space for a cooker, space for fridge freezer, central island with inset sink unit and space for washing machine and dryer below, tiled walls and floor, access to roof space, skylight window, pvc window to the rear elevation, door to the:-



LIVING ROOM 5.15m x 3.24m (16'11" x 10'7")

With radiator and tiled floor leading through to the:-

DINING ROOM 4.35m x 3.36m (14'4" x 11'0")

With pvc french doors to one side and bi-fold doors to the other side, radiator, bi-fold doors opening to the:-

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

Of timber lean-to construction with pvc windows and pvc door to the garden, 2 radiators.

Adjacent to the Garden Room is a:-

STORE 3.45m x 2.25m (11'4" x 7'5")

INNER HALL

With built in cupboard housing the hot water cylinder, radiator.

BATHROOM 2.67m x 1.51m (8'10" x 5'0")

With P shaped bath with shower over, pedestal hand basin, W.C, radiator, opaque pvc window to the side elevation.

BEDROOM 3.61m x 5.51m (11'10" x 18'1")

maximum being shaped. Formerly being 2 rooms with the wall taken out to create one large bedroom. With 2 pvc windows to the front elevation, 2 radiators., built in mirror fronted wardrobes to one wall.

OUTSIDE

To the front is a lawned garden with tarmac drive providing ample parking.

Gates either side lead around to the rear garden which includes paved paths and seating areas, lawned area and several timber sheds.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a solid fuel Rayburn. Solar panels and a CCTV system are installed. EPC Rating D

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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2025/26 - £1678.73

MONEY LAUNDERING REGULATIONS

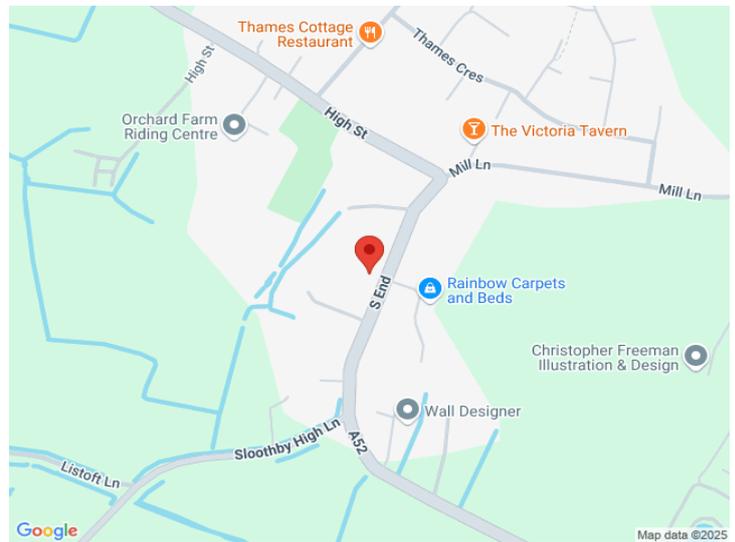
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Total area: approx. 100.6 sq. metres (1082.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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