



CHOICE PROPERTIES

Estate Agents

Hunters Keep Mill Lane,
Hogsthorpe, PE24 5NP

Price £475,000



Standing on a large plot of approximately 1 acre (sts), Choice Properties are delighted to present to you this incredibly spacious three bedroom (three en suite) detached bungalow. Featuring a 28' reception room & 22' kitchen this spacious property is located in a rural position with open views in the small country village of Hogsthorpe and is ideally placed for the lovely sandy beaches of Chapel St Leonards. Viewing is a must to appreciate the sheer size of this fantastic family home.

With the advantage of LPG Central Heating and UPVC Double Glazing this well laid out spacious accommodation consists of:-

Entrance Porch

Open Porch with tiled canopy over.

Entrance Hall

Front Door with glazed side screens to either side. Radiator. Power points. Sky light. Door leading to staircase which gives access to Master Bedroom.

Lounge

28'4" x 13'10"

Light and airy reception room with a square bay window to the front, a feature fireplace housing a Cannogas fire and TV aerial point.

Hobby Room/ Study

22'3" x 8'0"

With the potential of being a fourth single bedroom.

Kitchen/Diner

22'2" x 18'11"

With cream fitted wall, base and drawer units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Integrated dishwasher. Two electric ovens. Induction hob with extractor hood over. Space for American Fridge/Freezer. 2 Radiators. Power points. Door to Large Walk in Pantry (4'4" x 3'9"). Double opening doors to rear garden.

Bedroom 3

13'10" x 12'7"

Double bedroom with a bay window to the front. Door to:

En suite

5'10 x 2'09

With wash hand basin and push button flush w.c. Heated towel radiator.

Bedroom 2

13'10" x 11'10"

Double bedroom and a door to:

En Suite Shower Room

2'06 x 5'09

With shower cubicle. Corner wash hand basin. Heated towel radiator.

Bathroom

6'06 x 4'09

With three piece suite which consists of panelled bath with shower over. Tiled walls. Push button flush w.c. Wash hand basin with mixer tap.

Utility Room

13'10" x 10'2"

With wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Plumbing for washing machine. Space for tumble dryer. Ariston Boiler which supplies central heating system. Hot Water cylinder. Electric consumer unit. Door to side, leading to the driveway.

Annex Room

25'11" x 12'2"

Arranged from the hallway to the rear of the property is a door giving access to this incredible space, presently the owners use this space as storage, but it could lend itself to a variety of uses. It would be ideal as a completely separate Annexe, for additional family members, Games Room, Gym or Home Cinema etc.

Bedroom 1

32'4" x 10'5"

With fitted storage cupboards. Skylight. Radiator. Power points. Door to:-

En suite bathroom

With four piece suite which consists of large corner shower cubicle, panelled bath, wash hand basin set in vanity unit. Push button flush w.c. Fully tiled walls. Heated towel rail.

Driveway

To the front of the property is a good sized gravelled driveway which provides ample parking for many vehicles. The driveway extends along the right hand side of the property and gives access to the gardens and land behind. Timber shed with power.

Gardens

Standing on a large plot, (the vendors inform us it measures approx 1 acre (sts)) the garden area directly leading off the kitchen is gravelled for ease of maintenance and steps down to a spacious lawned garden area, vegetable garden with raised beds and a greenhouse. A gate gives access to the the land and outbuildings which include two stables, a crew and a shed. Fencing to the boundaries,

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties, Alford on 01507 462277.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill . If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you

Opening hours

Mon-Fri 9.00 am - 5.00 pm.

Saturday 9.00 am - 3.00 pm.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

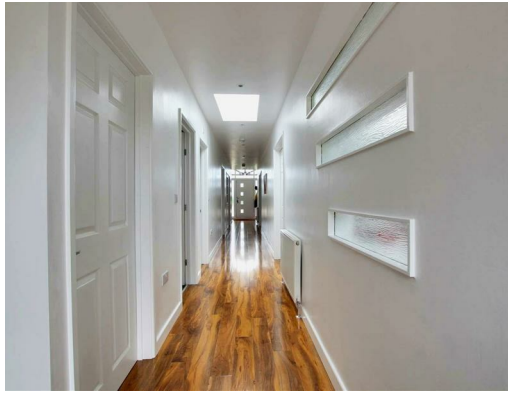
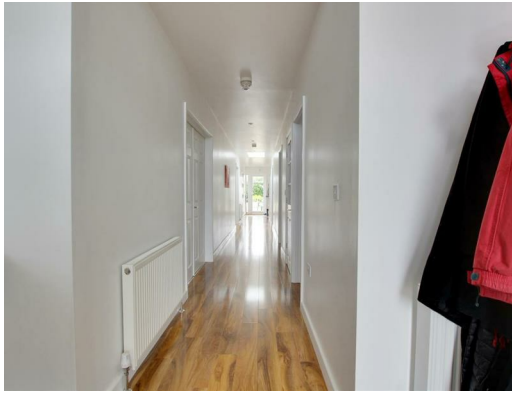
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

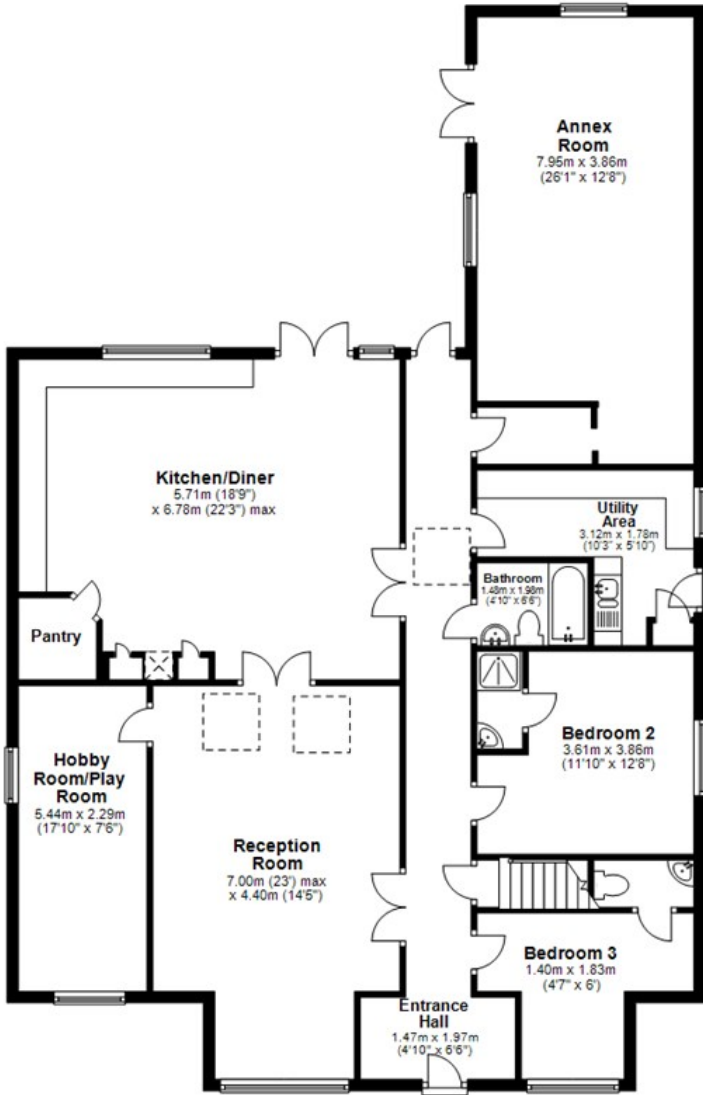
Additional information

This property comes with a fitted camera and alarm system.

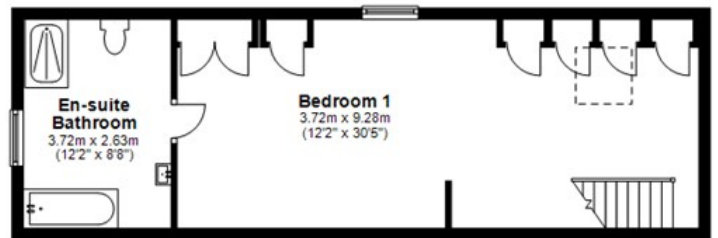
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Ground Floor



First Floor



Directions

Enter postcode PE24 5NP into your Sat Nav for full directions to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

