



# CHOICE PROPERTIES

*Estate Agents*

9 Goodwin Drive,  
Skegness, PE24 5NY

Asking Price £150,000



Choice Properties are delighted to present this two-bedroom semi-detached bungalow, ideally located in the sought-after village of Hogsthorpe. The accommodation comprises a welcoming entrance hall, a spacious lounge/dining room, a fitted kitchen, two well-proportioned bedrooms, and a shower room. Externally, the property enjoys gardens to the front, side, and rear, along with a driveway providing convenient off-road parking. Offered to the market with no onward chain, this attractive bungalow is sure to appeal to a range of buyers. Early internal viewing is highly recommended to fully appreciate everything this property has to offer.

Offered to the market chain free with accommodation comprising :

### **Entrance Hall**

Airing cupboard, night storage heater, loft hatch, radiator.

### **Lounge / Dining Room**

22'4 x 12'

Double glazed bay window to front, night storage heater, two radiators.

### **Kitchen**

11'11 x 10'4

Double glazed window to rear, obscure double glazed door to rear opening to garden, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for appliances, part tiled walls, radiator, electric heater.

### **Bedroom One**

11'6 x 9'2

Double glazed window to front, electric heater, radiator.

### **Bedroom Two**

9'2 x 8'5

Double glazed window to rear, built in wardrobes, radiator.

### **Shower Room**

Obscure double glazed window to side, white suite comprising low level W.C, pedestal wash hand basin, shower cubicle, tiled walls, radiator.

### **Garden**

Gardens to front, side and rear, lawned area, patio area, shed, shrubs, side access to rear garden.

### **Driveway**

Providing off road parking space.

### **Tenure**

Freehold

### **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](http://www.e-lindsey.gov.uk)

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

### **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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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**

Monday - Friday: 9am - 5pm

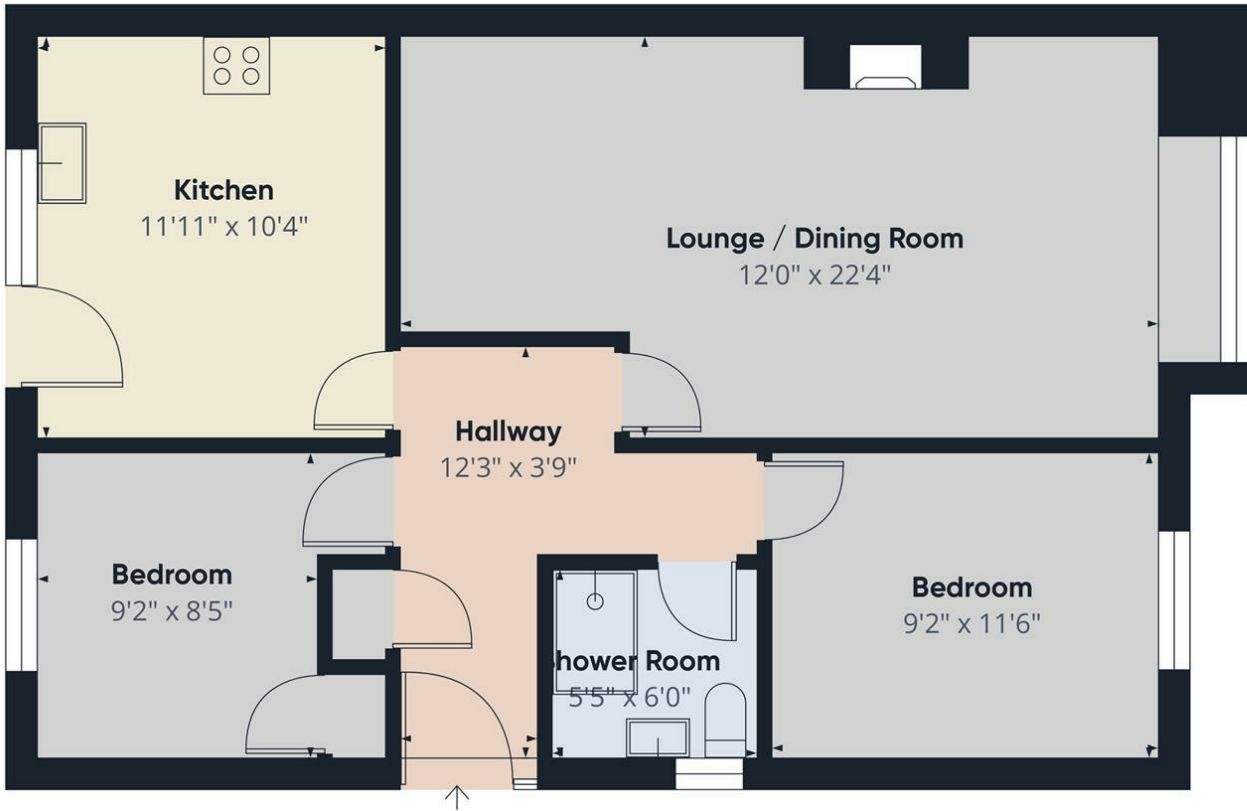
Saturday: 9am - 3pm

### **Viewing Arrangements**

Contact Choice Properties on 01507 462277

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.





Approximate total area<sup>m</sup>  
694 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Please use postcode of PE24 5NY

