



CHOICE PROPERTIES

Estate Agents

11 Thames Close,
Hogsthorpe, PE24 5PJ

Reduced To £260,000



*****WAS £270,000 NOW REDUCED TO £260,000*** NO UPPER CHAIN.** Choice Properties are delighted to present to you this most spacious detached 2 bedroom bungalow situated in the quiet country village of Hogsthorpe, ideally placed for both the sandy beaches of the coast and the local market towns. **VIEWING HIGHLY RECOMMENDED!**

With electric storage heaters and UPVC Double Glazing, the internal accommodation benefits from :

Front Entrance Door

Leading into :

Hallway

2'11" x 8'9"

Power Points.

Kitchen

9'10" x 8'10"

Wall & base units with worksurfaces over. Stainless steel sink unit with drainer and mixer taps. Partly tiled. Power Points. Electric Radiator.

Utility Room

6'7" x 6'9"

Base units with worksurfaces over. Larder storage cupboard. Plumbing for Washing Machine. Stainless steel sink unit with drainer & mixer taps. Partly tiled. Door to Rear Garden.

Dining Room

9'10" x 9'2"

Electric Storage Heater. Power Points. Sliding Doors to Rear Garden and door through to :

Living Room

11'11" x 16'3"

Bow window to front. Electric Storage Heater. Power Points. TV Aerial Point.

Bedroom 1

9'11" x 11'11"

Electric Storage Heater. Power Points.

Bedroom 2

8'5" x 11'11"

Electric Storage Heater. Power Points. Built in Wardrobe.

Bathroom

9'10" x 7'6"

3-piece suite consisting of panelled bath with shower over, low level flush WC & pedestal wash hand basin with mixer taps. Partly tiled. Built in Storage cupboard housing Hot Water Cylinder.

Garden

The front garden has been laid to lawn with a long driveway leading to the garage. The lawned area features established shrubs and borders. The rear garden has again, been laid to lawn and features a lovely patio area to the rear of the property and to the right of the garden. The garden is bordered by mature and established shrubs, trees and plants.

Garage

Electric door. Power & Lighting. The driveway allows parking for multiple vehicles.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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. Amount payable in 22/23 is £1,450.68

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

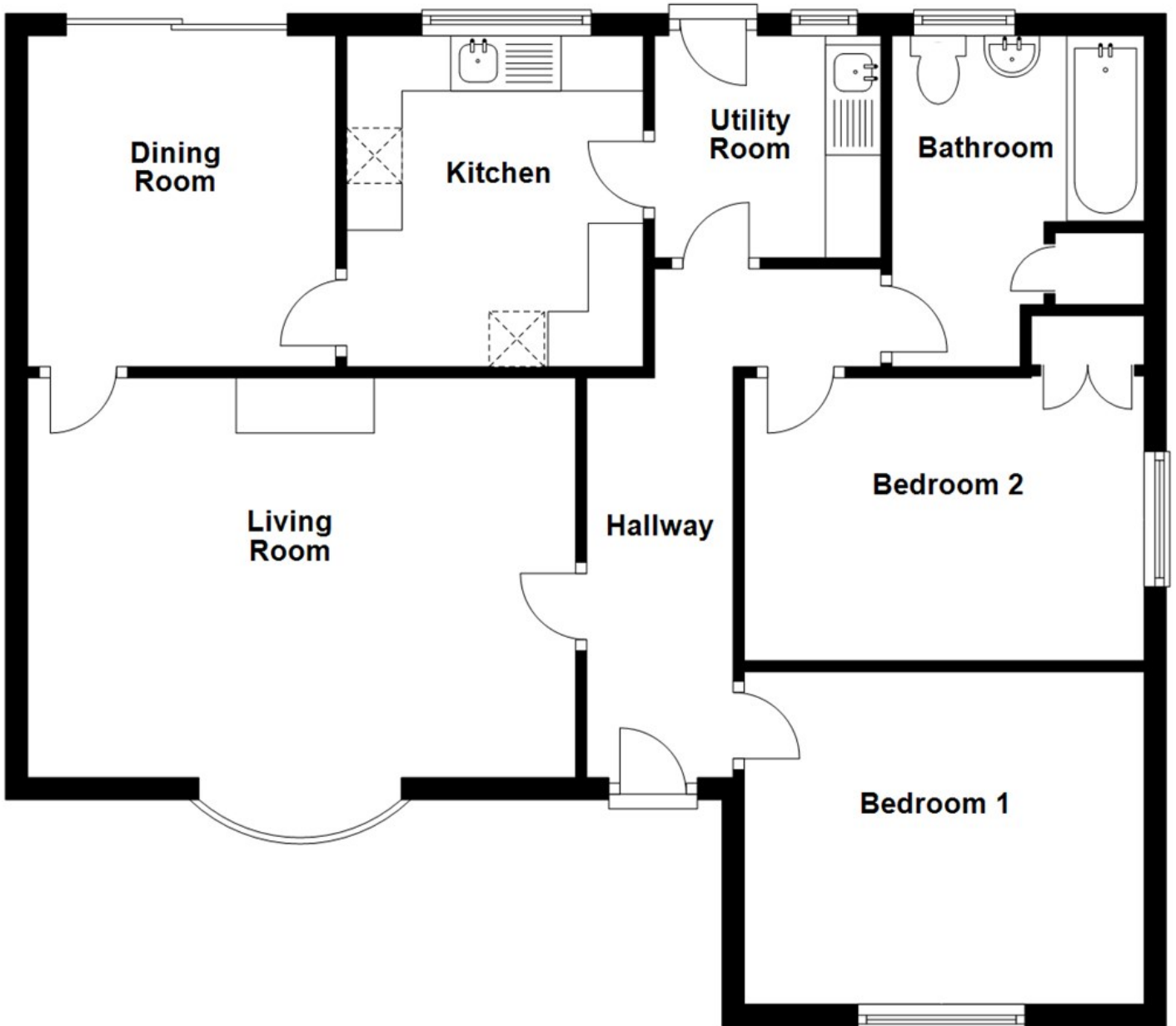
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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

Approx. 75.7 sq. metres (814.6 sq. feet)



Total area: approx. 75.7 sq. metres (814.6 sq. feet)

Directions

Use PE24 5PJ in your satnav for directions to this property.

