



# CHOICE PROPERTIES

*Estate Agents*

1 Meadow View,  
Hogsthorpe, PE24 5NU

Reduced To £185,000



Choice Properties are excited to bring to the market this most spacious two bedroom detached bungalow situated in the peaceful village of Hogsthorpe. Offering a generously proportioned layout, garage and privately enclosed and easy to maintain gardens, the property is further being sold with no onward chain, so early viewing is most certainly advised.

Benefiting from uPVC double glazing throughout, oil fired central heating and an external oil fired boiler, the well maintained accommodation comprises:-

### **Hallway**

13'02" x 3'10"

Front uPVC door leading into the 'L' shaped hallway with a built in storage cupboard with shelving, loft access and doors to:

### **Kitchen**

8'10" x 12'09"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring gas hob with extractor hood over, space and plumbing for a washing machine, space for a freestanding dishwasher, space for an 'American' style fridge/freezer, partly tiled walls and the kitchen also houses the wall mounted consumer unit.

### **Reception Room**

9'08" x 17'05"

Having been extended to providing ample dining space, the light and airy reception room benefits from a TV aerial and double opening 'French' doors leading out into the garden.

### **Bedroom 1**

10'01" x 14'10"

Spacious double bedroom with a TV aerial and benefiting from an angled bay window to front aspect.

### **Bedroom 2**

9'06" x 12'08"

Spacious double bedroom.

### **Bathroom**

5'09" x 8'00"

Fitted with a three piece suite comprising a corner panelled bath tub with mixer tap and electric 'Triton Enrich' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled walls.

### **Driveway**

Paved driveway providing ample off road parking for multiple vehicles.

### **Garage**

9'05" x 17'06"

Detached garage with power, lighting and up and over door.

### **Garden**

To the rear of the property you will find a privately enclosed garden, paved for ease of maintenance with timber fencing to the boundaries. The rear garden additionally benefits from planter beds to the boundaries and a useful timber shed.

### **Tenure**

Freehold.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 462277.

### **Opening hours**

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 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.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

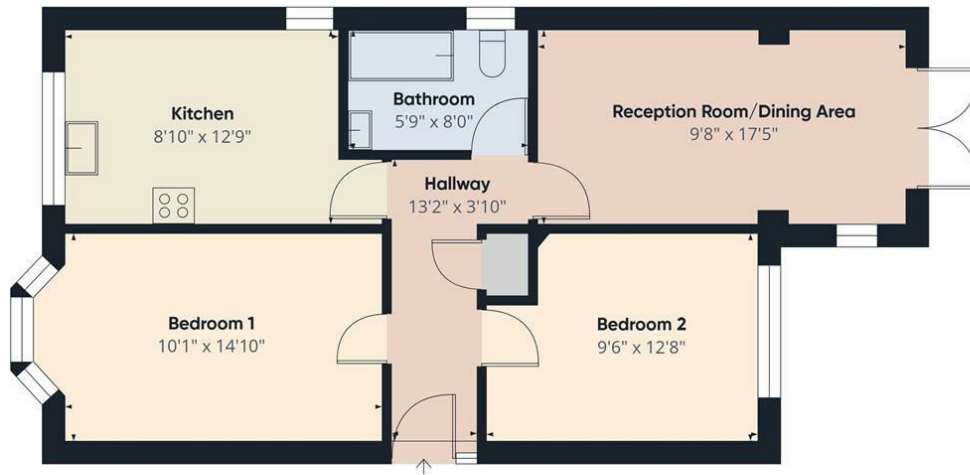
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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.







Floor 0 Building 1

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



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Directions

Please use the postcode PE24 5NU to navigate to the property. When reaching Meadow View, the property will be the first bungalow on your left hand side.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

