CHOICE PROPERTIES

Estate Agents

2 Thames Meadow Drive, Hogsthorpe Skegness, PE24 5PU

Price £239,950



Choice Properties are delighted to offer for sale this generously proportioned three bedroom detached bungalow, located in the sought after village of Hogsthorpe. This spacious property offers an exciting opportunity to finish a project to your own taste, while already benefitting from a new central heating system and rewire as well as a large conservatory, garage and private gardens. Early viewing is advised!

16 South Market Place, Alford, Lincolnshire, LN13 9AE
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The spacious accommodation comprises:

Entrance Porch
With polycarbonate roof. Composite front entrance door and composite doors leading to the garage and the kitchen/diner.

Kitchen/Diner
uPVC patio door to the front. Double opening patio doors leading to the sunroom.

Reception Room
Double windows to the front.

Sunroom
With a pitched polycarbonate roof and double opening patio doors leading to the garden.

Hallway
Loft access.

Bedroom 1
Spacious double bedroom with built in wardrobe. Window to the front.

Bedroom 2
Double bedroom. Window to the rear.

Bedroom 3
Double bedroom. Window to the rear.

Bathroom
Window to the rear.

Garage
With electric roller door, power and lighting.

Driveway
Providing off road parking.

Gardens
The property benefits from gardens to the front, side and rear which are all laid to lawn for ease of maintenance.

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

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

Viewing Arrangements
By appointment through Choice Properties on 01507 462277.

Opening Hours
Monday - Friday: 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.

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.







FAIRY









Approximate total area[1]

1226 ft²

(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

After turning on to Thames Street from High Street, take your second right on to Thames Meadow Drive and the property can be found on your left hand side.







