



CHOICE PROPERTIES

Estate Agents

Marlborough, 33 Mill Lane,
Hogsthorpe, PE24 5NL

Reduced To £270,000



It is a pleasure for Choice Properties to offer for sale this spacious three bedroom detached bungalow with pleasant gardens. The property is well presented and located in a sought after position within the village of Hogsthorpe.

The property has the benefit of LPG central heating and UPVC double glazing. The well laid out internal accommodation consists of :-

Front entrance door to:

Lobby

Door to:

Entrance Hall

Radiator. Access to loft area. Storage cupboard. Programmer controls for the central heating.

Lounge

11'10" x 16'2"

Radiator. Electric fire.

Kitchen

12'2" x 9'0"

Fitted wall and base units with work surfaces over. Ceramic 1.5 bowl sink unit and drainer. Integrated electric oven and hob. Plumbing for washing machine. Part tiled walls Radiator.

Rear Porch

Radiator. Door leading out to the rear garden.

Bedroom 1

11'10" x 13'3"

Radiator.

Bedroom 2

12'2" x 10'1"

Radiator.

Bedroom 3

9'2" x 7'5"

Radiator.

Shower Room

9'2" x 6'10"

Shower enclosure with mixer shower, wash hand basin and w.c. Part tiled and part panelled walls. Extractor fan.

Driveway

Providing parking for several vehicles.

Gardens

Feature gardens to the front and rear of the property. The rear garden is laid to lawn with a further area laid with artificial lawn. Potting shed. Timber storage shed. Summerhouse with corrugated roof and lined with 25mm contiboard.

Tenure

Freehold

Council Tax

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

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

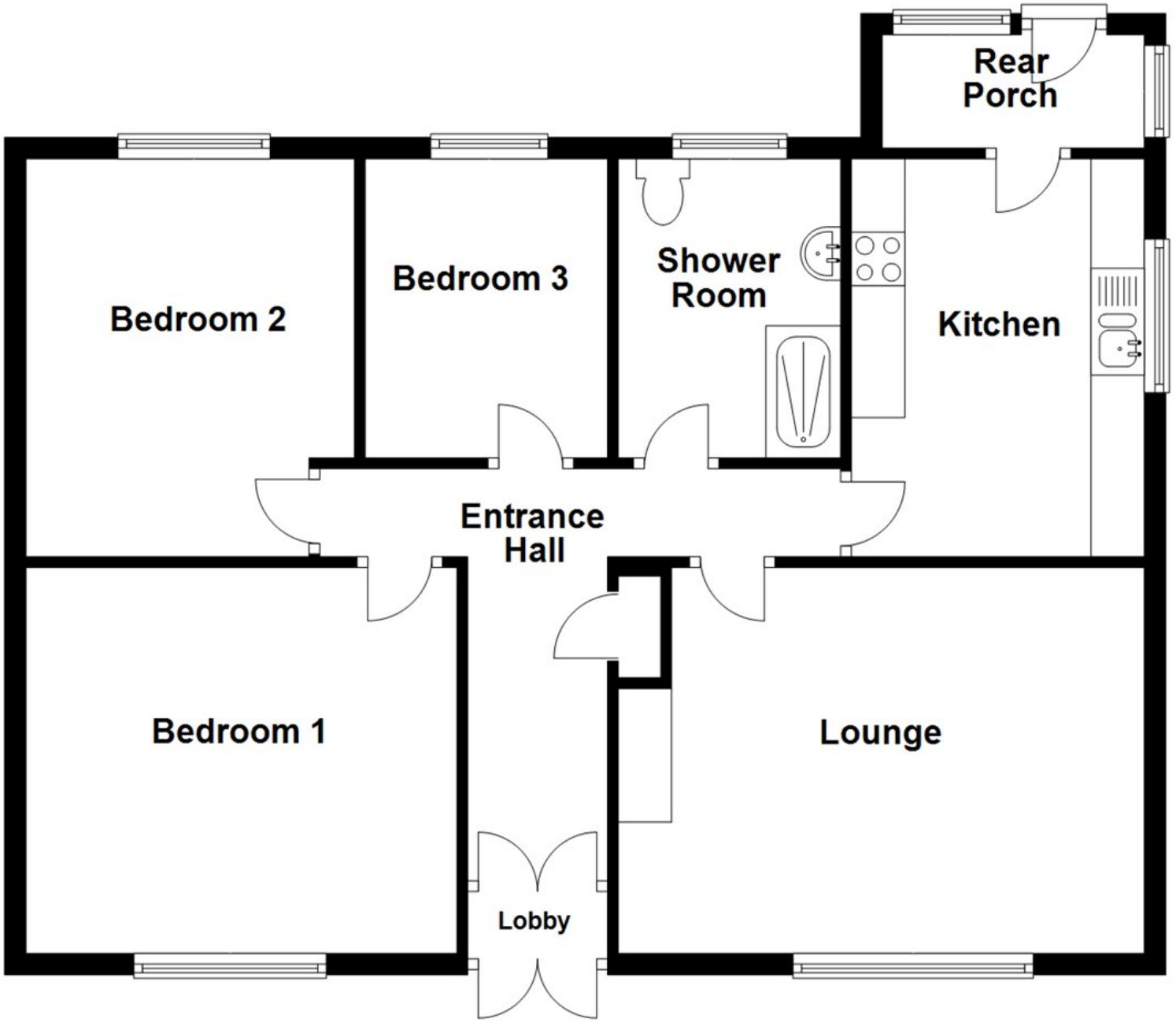
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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



Directions

Use PE24 5NF for directions to this superb property.

