



CHOICE PROPERTIES

Estate Agents

17 Thames Crescent,
Hogsthorpe, PE24 5PS

Price £265,000



It is a pleasure for Choice Properties to bring to the market this most spacious three bedroom detached bungalow, situated in the quiet residential village of Hogsthorpe, within close proximity to the local amenities and beaches at Skegness and the historic market town of Alford. Early viewing is advised to appreciate the size and quality of the well maintained of the property on offer.

The abundantly light and bright accommodation is well presented and comprises:

Entrance Lobby

Front door leading into the entrance lobby with a door through to:

Reception/Dining Room

18'6" x 16'10"

Light and airy reception room/dining room benefiting from double aspect windows to front and side aspect, feature fireplace in feature surround with a wooden mantle, ample space for a dining table and a TV aerial.

Kitchen

8'4" x 10'8"

Fitted with a range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap, four ring induction hob with extractor hood over, integrated electric oven, plumbing for a washing machine, space for a freestanding fridge/freezer and part tiling to the walls.

Hallway

3'11" x 13'7"

With a built in airing cupboard housing the wall mounted boiler and doors leading to:

Bedroom 1

11'6" x 11'7"

Spacious double bedroom with a door to the en-suite shower room.

En-suite Shower Room

Fitted with a three piece suite comprising shower cubicle, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, 'Dimplex' wall heater and part tiling to the walls.

Bedroom 2

8'4" x 10'2"

Double bedroom.

Bedroom 3

11'7" x 6'6"

Versatile room to be utilised as a third bedroom or dining space, fitted with a telephone point.

Bathroom

5'5" x 7'2"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, hand wash basin and WC with cistern lever, part tiling to the walls.

Driveway

Garage

15'8" x 9'0"

Up and over door.

Garden

To the side and rear of the property you will find a privately enclosed garden laid to lawn as well as a further area laid with shingle, with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio area and beds to the boundaries displaying an array of well presented plants and shrubs.

Tenure

Freehold

Viewing arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

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.

Council tax bands

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 C.

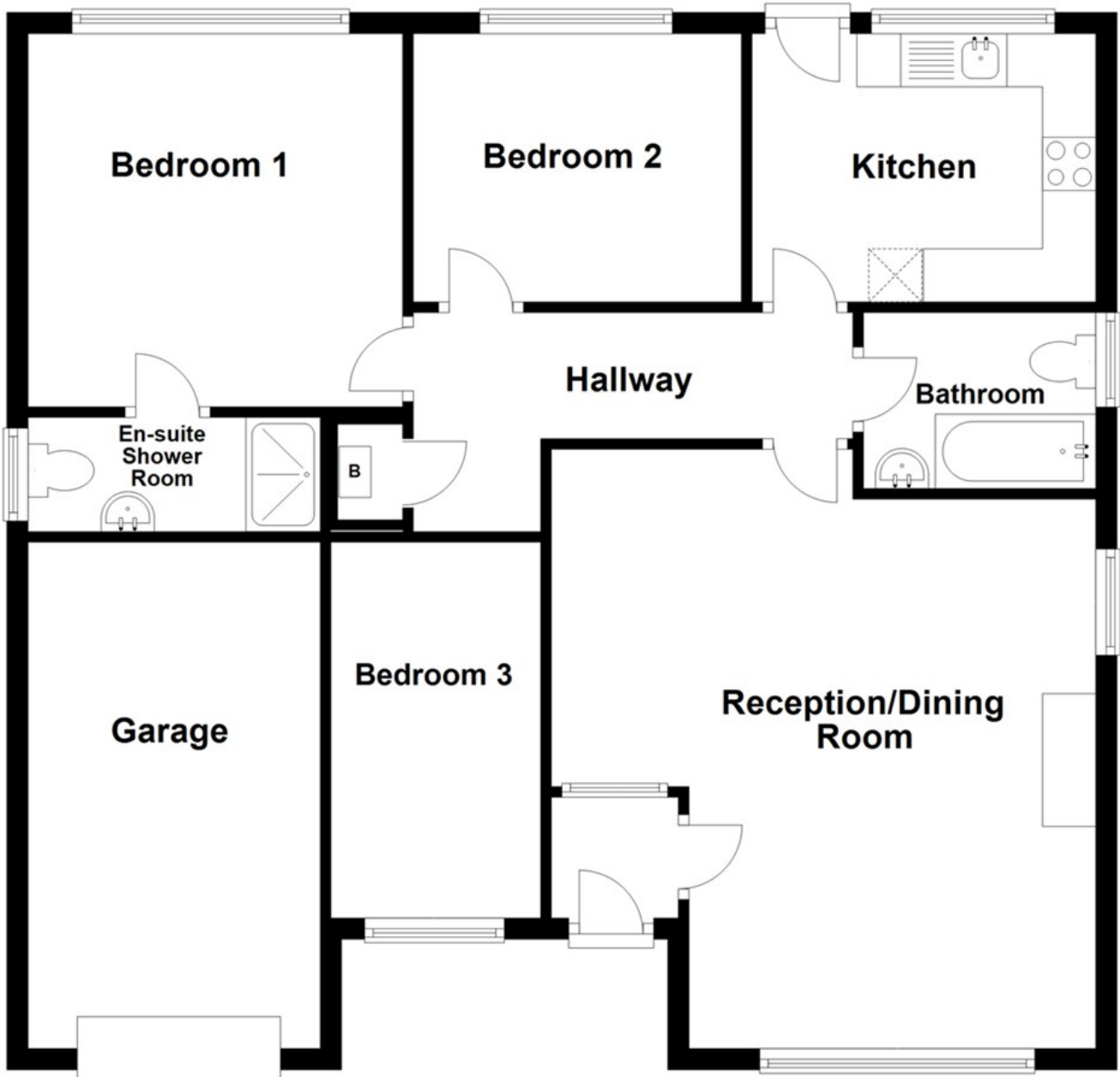
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 91.7 sq. metres (987.3 sq. feet)



Total area: approx. 91.7 sq. metres (987.3 sq. feet)

Directions

Please use the postcode PE24 5PS to navigate to the property.

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		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

