



The Lilacs, 7 Thames Close, Hogsthorpe, PE24 5PJ



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Freehold

Offers in excess of £230,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge/diner & kitchen
- Orangery
- Driveway & garage
- Enclosed rear garden
- EPC rating D





An exceptional detached bungalow in a village location convenient for the Coast and Wolds. Having well presented accommodation comprising: entrance hall, lounge with granite & oak fireplace, dining area off and french doors to an orangery, fitted kitchen, three bedrooms and bathroom. Outside the property has a front garden, a driveway providing off-road parking, a garage and an attractive & established enclosed rear garden. The property benefits from electric storage heaters and sealed unit double glazed uPVC windows with lead detailing.



### ACCOMMODATION

Glazed uPVC front entrance door with side screen through to the:

### ENTRANCE HALL

With tiled threshold, coved ceiling and electric storage heater.

### LOUNGE/DINER

6.90m x 4.10m (22'7" x 13'6")

Having sealed unit double glazed uPVC bay window to front elevation, high level sealed unit double glazed uPVC window to side elevation, coved & textured ceiling, two electric storage heaters, serving hatch to kitchen, television aerial connection point and feature fireplace with black granite back & hearth, inset living flame style fire and oak surround. Sealed unit double glazed uPVC french doors through to the:



### ORANGERY

3.70m x 2.63m (12'1" x 8'7")

Around four years old, built by EYG to current building regs with insulation. Having sealed unit double glazed uPVC windows to both sides & rear elevation, glazed roof which lets the natural light flood in, french doors to side elevation & garden and Gabarron Eco programmable electric heater.

### KITCHEN

2.69m x 3.19m (8'10" x 10'6")

Having sealed unit double glazed uPVC window & part glazed door to rear elevation, coved & textured ceiling, electric storage heater and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under, cupboard over. Work surface return with cupboards, drawers & spice drawers under, cupboards over. Further work surface return with inset ceramic hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel cooker hood over.

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## BEDROOM ONE

4.05m x 3.28m (13'4" x 10'10")

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, electric storage heater and built-in wardrobe.

## BEDROOM TWO

3.21m x 2.72m (10'6" x 8'11")

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling and electric storage heater.

## BEDROOM THREE

3.02m x 2.41m (9'11" x 7'11")

Having sealed unit double glazed uPVC window to front elevation, coved ceiling and electric panel heater.

## BATHROOM

2.69m x 1.99m (8'10" x 6'6")

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, Rointe Kyros programmable electric heater, wood effect tiled flooring, tiled walls, panelled bath, close coupled WC and pedestal hand basin.



## EXTERIOR

To the front of the property there is a lawned garden with established beds & borders. There is gated access to a driveway which provides off-road parking leading to the:

## DETACHED GARAGE

5.38m x 2.74m (17'8" x 9'0")

Having up-and-over door, light and power.

## REAR GARDEN

Being enclosed by fencing & hedging. Laid to lawn with mature shrubs & bushes and having a paved patio area & footpaths and garden shed.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage heaters and the property is double glazed. The current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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## Floorplan



Total area: approx. 89.0 sq. metres (958.4 sq. feet)



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