

Buy. Sell. Rent. Let.



11Thames Close, Hogsthorpe, PE24 5PJ



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2

£230,000

When it comes to
property it must be


lovelle



£230,000

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Key Features

- Well Presented Throughout
- Lounge & Dining Room
- Re-Fitted Kitchen & Utility Room
- Bathroom With Large Airing Cupboard
- Good Size Plot
- Driveway & Garage
- EPC rating E
- Tenure: Freehold





Wow- what a lovely bungalow! Upgraded by the current owners with new consumer unit, new electric heating plus 12 OWNER OWNED SOLAR PANELS (sell your surplus to the grid plus save and use your own energy with 5KW battery), newly fitted kitchen and utility room, newly fitted bathroom, new flooring and decor! The accommodation is well laid out and comprises; hallway, two double bedrooms (one with fitted wardrobe), bathroom with large airing cupboard, lounge, dining room with patio doors to the rear garden, kitchen and utility room. The property sits on a good size plot with enclosed gardens to the front and rear aspects, driveway for several cars and detached single garage. Fabulous quiet cul-de-sac position plus the benefit of a large green area to one side so you don't have an immediate neighbour to that side. The rear garden is not overlooked so has a good degree of privacy. Hogsthorpe is a pleasant village located 2 miles from the golden sandy beach at Chapel St Leonards, 7 miles north of the coastal town of Skegness and 7 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Hogsthorpe is within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. The amenities in the village include; regular bus services, pub/restaurant, C of E Church, farm shop, village convenience store and post office, primary school, village hall, equestrian centre and livery stables.

Hall

With UPVC entrance door, Dimplex panel heater, tiled floor, loft access (part boarded) doors to;

Lounge

16'3" x 11'9" (5m x 3.6m)

With UPVC bow window to the front aspect, Dimplex wall heater, door to;

Dining Room

9'10" x 8'9" (3m x 2.7m)

With UPVC sliding patio doors to the rear garden, Dimplex wall heater, door to;

Kitchen

9'10" x 8'9" (3m x 2.7m)

With UPVC window to the rear aspect, tiled floor, fitted with range of base and wall cupboards and drawers with worktops over, freestanding electric cooker, composite sink, space for fridge freezer, door to;

Utility Room

6'8" x 6'6" (2m x 2m)

With UPVC window and door to the rear garden, worktops with space and plumbing under for washing machine, dishwasher and tumble dryer, tiled floor, fitted shelves.

Bedroom One

11'9" x 9'9" (3.6m x 3m)

With UPVC window to the front aspect, Dimplex wall heater.

Bedroom Two

11'10" x 8'4" (3.6m x 2.5m)

With UPVC window to the side aspect, Dimplex wall heater, fitted wardrobes (also housing the consumer unit fitted 2025).

Bathroom

9'9" x 7'5" (3m x 2.3m)

(Max dimensions). With UPVC window to the rear aspect, low level WC, wash hand basin inset to vanity unit, wider than usual 800mm bath, tiling to the walls where applicable tiled floor, cupboard housing hot water tank.

Outside

To the front the garden is laid to lawn with planted flower borders enclosed by fencing. A Driveway for three cars leads to the detached garage (17'4" x 8'10") with electric roller door, power points, UPVC window to the rear aspect. Gated access from the drive opens to the rear garden which is laid to patio and lawn with planted borders enclosed by fencing, not overlooked a south westerly facing garden.

Services

The property has mains water, sewerage and electricity. The property benefits from 12 Solar panels which feed in tariff and 5KWH batteries. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Pleasant village located 2 miles from the golden sandy beach at Chapel St Leonards, 7 miles north of the coastal town of Skegness and 7 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Hogsthorpe is within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. The amenities in the village include; regular bus services, pub/restaurant, C of E Church, farm shop, village convenience store and post office, primary school, village hall, equestrian centre and livery stables.

Directions

From Skegness take the A52 north and go past Butlins, through Ingoldmells and the next village you will enter will be Hogsthorpe. Go through Hogsthorpe round the tight left turn turn right at the Saracen's Head onto Thames Street and take the first right onto Thames Crescent then first left, follow the road around to the right and the property will be found on the right hand side.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/6sxbAYnPvotqE9APzVXqc1/view>

Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction



Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway and Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

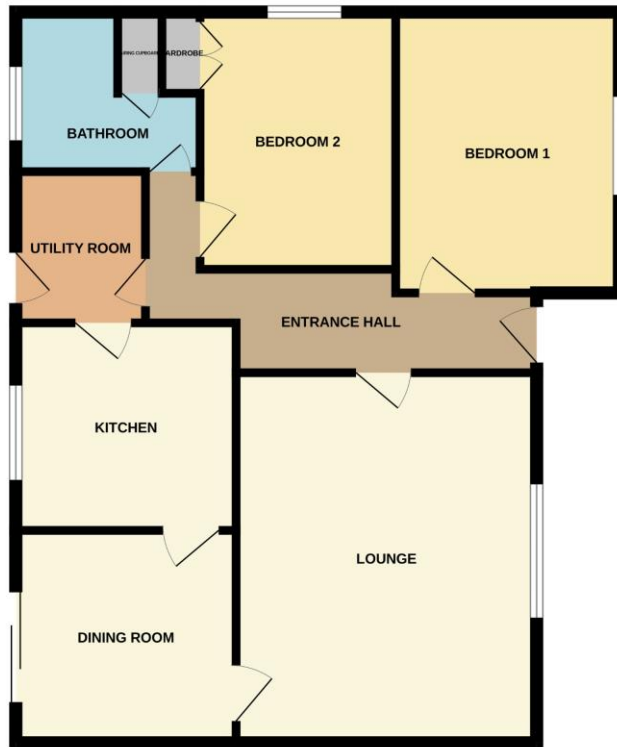
Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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