

Stones Close, Hogsthorpe

£250,000



- **NO ONWARD CHAIN**
- **Detached Bungalow**
- **3 Bedrooms**
- **Lounge/Diner**
- **Utility Room**

- **En Suite**
- **Good Size Drive with Garage**
- **Lovely Manicured Gardens**
- **Electric Heating**
- **Lines 8am-8pm(7 Days)**



NO ONWARD CHAIN Oxford Family Estates are pleased to present a good sized 3 Bedroom Detached Bungalow with one room being En-Suite in the popular village of Hogsthorpe. The property also benefits from a good size lounge/diner and a good size kitchen with an added utility room. There are nice well maintained gardens front and rear and a good sized driveway with extra space for a Caravan or Motorhome which leads to the garage. The property also benefits from an Economy 10 meter.

Hallway

Enter into the property via a brick open porch area into the hallway which has doors off to all rooms.

Kitchen 2.75m max x 3.17m max (9' max x 10'4" max)

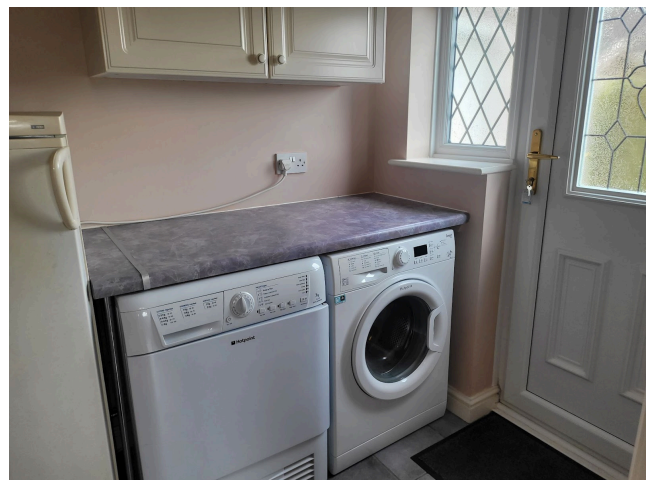
Fitted with a range of base and wall units with tiled floor and splash backs. 1 & 1/2 stainless steel sink under upvc double glazed window to front elevation. Hotpoint under counter fridge, Hotpoint electric oven with extractor fitted over. Space for small dining/breakfast table.

Utility 2.04m x 1.56m (6'8" x 5'1")

Wall mounted cupboards. Hotpoint washing machine and tumble dryer under counter. Servis freezer. Upvc double glazed door to side elevation.

Lounge / Diner 5.56m max x 3.99m max. (18'2" max x 13'1" max)

Dual aspect with Upvc doubled glazed windows to side and rear elevation as well as a french double doors to rear garden. Centred around electric fire place. Dining space with internal obscured window to hall. Dimplex electric storage heater.



Bedroom 1 2.94m x 4.09m max (9'7" x 13'5"max)

Large double bedroom currently laid out with 2 single beds. There are built in wardrobes fitted either side of entrance to en-suite. Bow Upvc double glazed window to front elevation.

En suite 2.54m x 1.01m (8'4" x 3'3")

Fully tiled walls with vinyl floors. Thermostatic mixer shower in enclosure with bi-folding door. Pedestal basin, low level toilet and electric heated towel rail. Obscure Upvc double glazed window to side elevation.

Bedroom 2 2.75m x 3.00m (9' x 9'10")

Double bedroom with built in wardrobes, dimplex electric storage heater and Upvc double glazed window to rear elevation overlooking the garden.

Bedroom 3 / Dining Room 2.75m max x 2.54m max (9' max x 8'4"max)

L shaped room with dimplex electric storage heater and Upvc double glazed window to side elevation.

Bathroom 2.53m x 1.56m (8'3" x 5'1")

Fully tiled walls & vinyl floor. Bath, pedestal basin low level toilet and electric heated towel rail. Obscure Upvc double glazed window to side elevation.

Outside

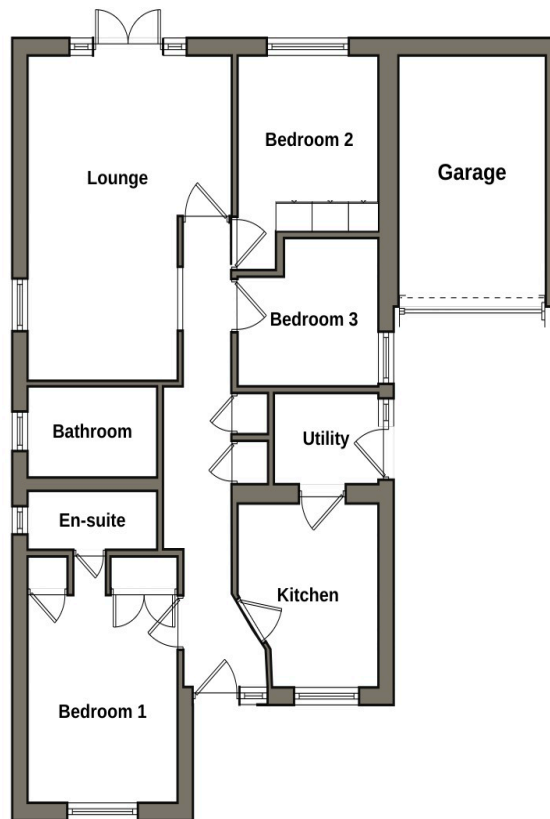
The gardens are very well maintained and laid out very nicely with lawns and planted areas mainly with shrubs. There is a garden shed, a Patio area and are fully secured and private.



Hogthorpe

Hogthorpe is a little village just less than 2 miles from the coast of Chapel St Leonards. It has a population of around 950 and is popular with people looking for a more rural and community feel.

It has the beautiful St Marys church at the centre with a local shop with post office, a restaurant, two pubs and a primary school. It is on the main routes for Skegness and Mablethorpe.



Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		