

Goodwin Drive, Hogsthorpe

£200,000



- NO ONWARD CHAIN
- Detached Bungalow
- Two Double Bedrooms
- Modern Open Plan Kitchen
- Dining Area

- Newly fitted bath and shower
- Conservatory
- Very Well Presented
- Quiet Village Location
- Tax Band B EPC Rating D



****NO ONWARD CHAIN**** With NEW feature front door and open-plan 2 double bedroom bungalow in the heart of the quiet village of Hogsthorpe, brought to you by Oxford Family Estates. With a large drive and 2 sets of double gates, there's plenty of parking for multiple vehicles. Large front and side gardens, open plan kitchen diner and a nicely finished conservatory make for a comfortable, flexible space for socialising with family or friends. The handy side porch is perfect for dog walkers and the double french doors from the lounge flow out to enjoy the front gardens. Close to village amenities including the village hall, local shop, post office, school and bus stops this bungalow has a lot to offer and all a short 5 minute drive to the beach. Book your viewing today!

Side Entrance Porch

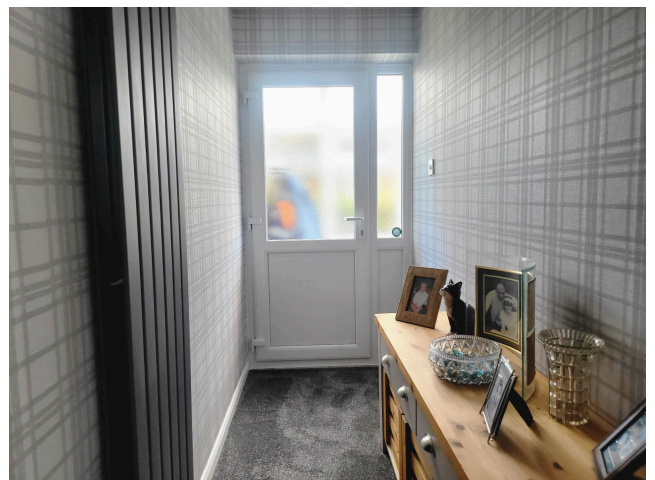
With NEW feature door and doorway into the hall.

Hallway

U-shaped hallway servicing all rooms with the exception of the conservatory. Airing cupboard housing immersion tank with additional storage. Loft access, partially boarded for storage and insulated.

Kitchen Diner 7.78m x 2.98m (25'6" x 9'9")

Modern fitted kitchen with a range of wall and base units, laid out with butchers block and breakfast bar up to the dining area, currently with sofa and dining table. Space and plumbing for the american style fridgefreezer, Beko electric double oven and hob with extractor hood fitted above and space for under-counter wine fridge. 1&1/2 composite sink under one of the Upvc double glazed windows to the front and side elevations. Upvc door out to the conservatory and multiple radiators.



Lounge 4.09m x 3.71m (13'5" x 12'2")

French style double doors out to the front garden and vertical radiator to maximise space & flexibility for furniture.

Master Bedroom 4.02m x 3.54m (13'2" x 11'7")

Master Bedroom currently laid out with super king bed wardrobe and multiple sets of drawers. Vertical radiator and Upvc double glazed window to the rear elevation.

Bedroom 2 3.57m max x 3.41m max (11'8" x 11'2")

Double bedroom with recess for dresser/ desk. Radiator under Upvc double glazed window to the rear elevation.

Bathroom 2.23m x 1.72m (7'3" x 5'7")

Newly fitted P-shaped bath with Mira electric shower and screen above. Vanity unit sink, and low level toilet. Fully tiled walls and obscure Upvc double glazed window to the side elevation. Tall chrome heated towel rail fitted.

Conservatory

Brick and Upvc double glazed conservatory with Poly-carbonate roof. With decorative painted wood interior and worktop with space dryer. Upvc double glazed door to the front elevation and plumbing for washing machine and tumble and drive.



Outside

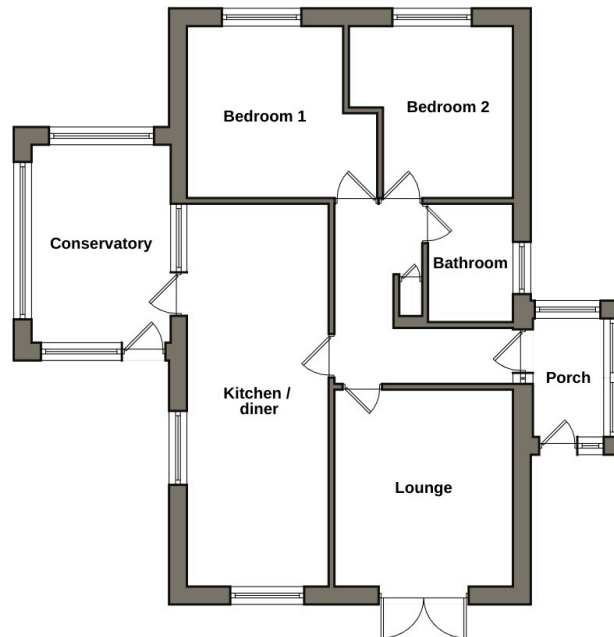
Enter the property through either of the two sets of wooden double gates to the front drive and pathway down to the front elevation. The gravel drive leads up to the conservatory entrance. With two storage sheds and access to the rear of the property, a potential space for a single garage. The front lawn extends round to the right and the full length of the property with hedgerows to the side and fenced boundary to the rear. There's a small fenced section at the rear housing the oil tank. Externally fitted Worcester oil boiler to rear elevation.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	