



OXFORD FAMILY ESTATES  
Property Sales and Services



# Stones Close, Hogsthorpe

£175,000

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Enjoy open field views from under the pergola in the serene rear garden of this well presented 2 bedroom semi-detached bungalow in the quiet rural village of Hogsthorpe. Brought to you by Oxford Family Estates. With two good size bedrooms and lounge, a large conservatory serving as additional lounge and dining space, flowing out to the low maintenance rear gardens, this bungalow must be of consideration for anyone looking to move to the area, looking to downsize or considering a first purchase onto the property market. Fully owned solar panels on both pitches of the roof with all electric heating mean the property benefits from very low cost bills, combined with Tax Band A council tax. Positioned in a quiet edge of village location. Hogsthorpe has multiple pubs, a convenience store, village hall church amongst other amenities and is well connected with bus route to neighbouring chapel, Skegness, Alford and Mablethorpe. Book your viewing today!

### Entrance Hallway

**Lounge** 3.27m x 4.58m (10'8" x 15'0")

**Kitchen** 3.25m x 2.09m (10'7" x 6'10")

**Bedroom 1** 3.26m x 3.08m (10'7" x 10'1")

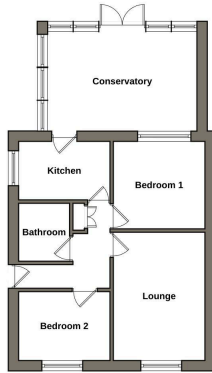
**Bedroom 2** 3.26m x 2.46m (10'7" x 8'0")

**Bathroom** 1.79m x 1.99m (5'10" x 6'6")

**Conservatory** 5.33m x 3.55m (17'5" x 11'7")

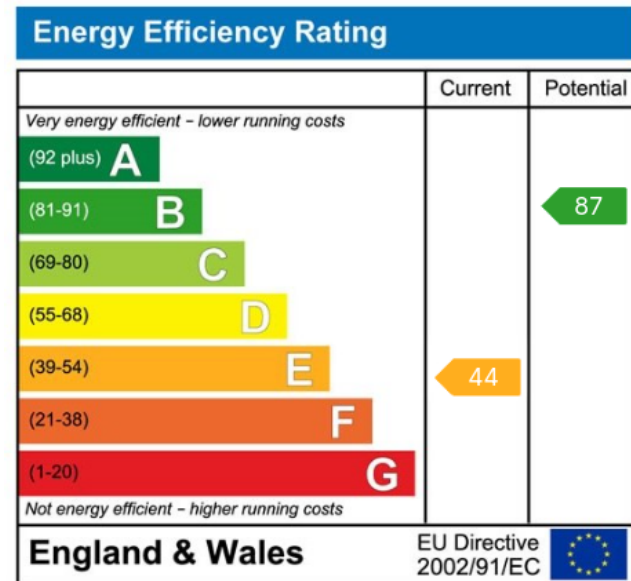
**Outside** Drive with parking for multiple vehicles leading up to a single garage with remote control electric roller door. Gate leading to rear garden with slabbed patio and open field views over agricultural land behind. Shed (24 years guarantee remaining on roof) currently housing bar and hot tub (negotiable if required). Fully owned solar panels fitted to both sides of the pitched roof provide reduced energy bills and a Feed -In tariff. The outside space is very low maintenance and an ideal sun trap to relax and enjoy the views across the fields.





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

- Open field views
- Pergola and Patio
- Garage with remote electric door
- Quiet semi rural village location
- Fully owned solar panels
- Large conservatory
- Two bed Semi-detached bungalow
- Low maintenance gardens
- Ideal for first time buyers or someone looking to downsize!
- Tax Band A, EPC rating E



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