

Harrimans, Thames Street , Hogsthorpe

£200,000



 **3/4**

 **1**

 **1**



- 3/4 bedroom
- Integral garage and workshop
- LPG bottled gas central heating
- Large garden and patio
- Pergola, greenhouse and Swing Chair

- Fitted Log burner
- Separate WC
- Quiet rural village
- 5 minute drive to the beach
- Tax Band A, EPC rating F



rightmove 

Take a look at this deceptively sized 3/4 bed house in the heart of the quiet rural village of Hogsthorpe. Oxford Family Estates is pleased to present this characterful home with ample gardens and integral garage/workshop. This property combines the feel of cosy rural village home with the space and practicality provided with the extension and the generous plot. With a rear porch, and downstairs toilet, log burner, 3 large double bedrooms and a 4th ideal for storage/office space or a spare single room, the property has a lot to offer. Off street parking, a large garage with remote electric door and a beautiful mature garden, with patio, pergola, summer house and vegetable plots make this a must view!

Lounge/Diner 6.19m max x 3.72m
(20'3"max x 12'2")

Dining space with stairs to the first floor and beam effect ceiling open into the lounge with log burner on slabbed hearth and bow window to front elevation. Under stairs storage space and radiator.

Kitchen 3.55m x 2.52m (11'7" x 8'3")

Fitted with a nice range of wall and base units in a light sage green. There is space and plumbing for a washing machine under the stainless steel sink and drainage board with mixer tap. Freestanding beko electric oven, hob and grill under extractor hood. Stone effect worktops with matching splash backs. Space for tower fridge freezer and radiator. Single glazed window to rear porch and views of the garden.

Conservatory 3.47m x 2.07m (11'4" x 6'9")

Upvc double glazed windows overlooking patio and garden with French style double doors. Handy storage cupboard, with power.



WC 2.27m x 1.00m (7'5" x 3'3")

With low level toilet, wall mounted hand wash basin and space to hang coats and boots.

Bedroom 1 3.87m x 3.20m (12'8" x 10'5")

Double bedroom currently laid out with super-king bed and recessed cupboard space. Radiator and two Upvc double glazed windows to the front elevation.

Bedroom 2 3.70m x 3.65m (12'1" x 11'11")

Large double bedroom with radiator and Upvc double glazed window to the front elevation. Recesses either side of chimney breast.

Bedroom 3 5.03m x 2.74m (16'6" x 8'11")

Large double bedroom with radiator and two Upvc double glazed windows to the rear elevation.

Bedroom 4 / Storage Room 4.16m max x 1.53m (13'7" x 5')

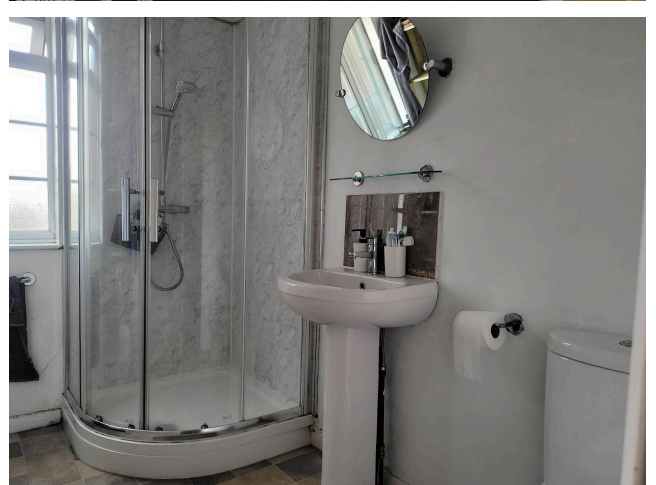
Ideal for storage, as an office, for crafting or as a spare single room. Upvc double glazed window to the rear elevation.

Bathroom 2.54m max x 1.79m max (8'3"max x 5'10"max)

Low level toilet, pedestal sink, corner shower cubicle with thermostatic shower. Radiator and airing cupboard housing Ideal logic combi boiler.

Garage 6.07m x 5.05m (19'10" x 16'6")

Wide Garage and workshop with electric remote roller door to front, power and lighting and large double doors opening to rear patio



Outside

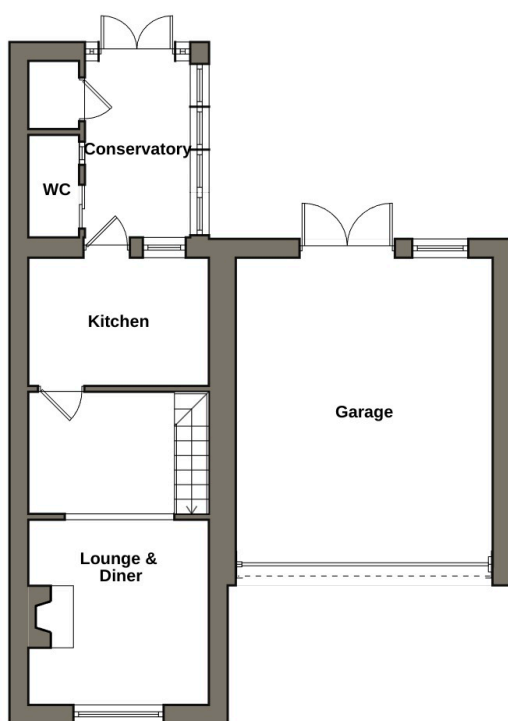
Dwarf wall with ornate iron railing surrounding the slabbed front drive up to the integral garage. The ample drive provides parking for up to 3 vehicles. Access the property via the side gate to the rear garden. Slabbed patio with space for LPG gas bottles. The 30m long garden then steps up to a long lawn with mature trees, swing seat, pergola, greenhouse and shed. vegetable plots to to the rear.



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.



Ground floor



First floor

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 | | |
| 55-68 | D | | 63 D |
| 39-54 | E | | |
| 21-38 | F | 35 F | |
| 1-20 | G | | |