



OXFORD  
FAMILY ESTATES



## 3 Thames Close, PE24 5PJ

£200,000

- \*\*NO ONWARD CHAIN\*\*
- Freehold Detached Bungalow
- Utility room
- Beautiful enclosed garden with Shed
- Quiet cul-de-sac location

- 2 Double Bedroom
- Driveway with secure gate & garage
- Spacious Lounge & Kitchen
- Patio area
- Lines Open 8am-8pm(7 Days)

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Property Type: Detached Bungalow





**Council Tax Band: B**

**Tenure: Freehold**

Oxford Family Estates are pleased to offer this well presented 2 double bedroom detached bungalow in a quiet cul-de-sac of Hogsthorpe. It has a large lounge, driveway with secure parking and a garage. The beautiful rear gardens with patio area will catch the sun and make for some lovely evenings with friends and family. Call to arrange your viewing today.

### **Entrance Hallway**

Enter into the property via a Upvc part double glazed door into a welcoming hallway. Internal doors to all rooms except the utility. Electric storage heater. Loft access with light.

### **Lounge 3.56m x 4.68m (11'8" x 15'4")**

Upvc double glazed bay window to front and side elevation. Electric storage heater.

### **Main Bedroom 3.56m x 3.30 (11'8" x 10'9")**

Great size main bedroom currently housing a king bed with space for wardrobes. Upvc double glazed window to rear elevation and electric convection heater.

### **Kitchen 3.50m max x 2.99m max (11'5" max x 9'9" max)**

Fitted base and wall units with space for washing machine/dishwasher. Beko electric oven with electric hob. Upvc double glazed window to rear elevation.

### **Bedroom 2 3.05m x 3.03m (10'0" x 9'11")**

Good size double bedroom with Upvc double glazed window to front elevation and electric heater.





**Bathroom** 2.53m max x 1.64m max (8'3" max x 5'4" max)

fully tiled, with sink, bath with mixer shower head and toilet.  
Upvc double glazed obscure window to side elevation.

**Utility** 1.61m x 2.98m (5'3" x 9'9")

Fitted counter with space and plumbing for washing machine and currently housing tower fridge freezer. Upvc double glazed window to rear elevation. Half double glazed Upvc door to rear section of drive.

### Single Garage

Accessible from the drive. Electric door, electric sockets and lighting.

### Outside

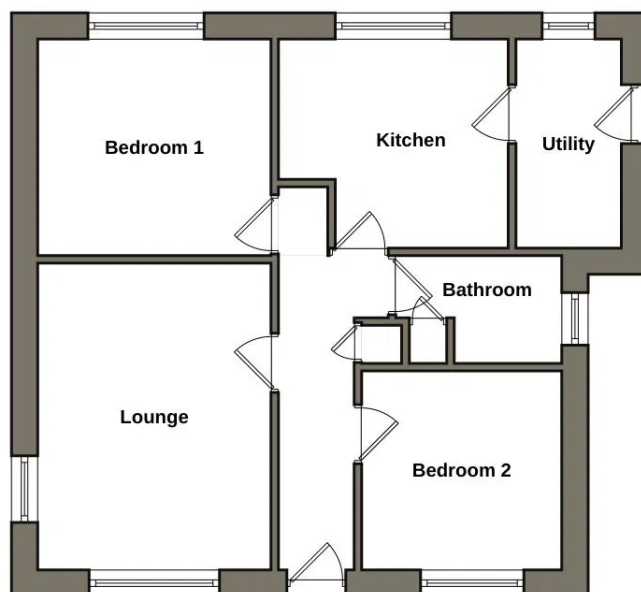
Stoned front garden with a variety of plants and shrubs. Good size drive with parking for up to 4 vehicles. Lovely enclosed rear garden, with patio area, pathway around garage leads to shed in good condition and views of the village church.

### Hogsthorpe

Hogsthorpe 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 53                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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