


**Thames Street, Hogsthorpe**

**£125,000**



 **2**

 **1 1/2**

 **1**



- End of Terrace 2 Bed House
- Large Lounge/ Diner
- Modern Kitchen & Bathroom
- Built in Wardrobes
- Separate Downstairs Toilet
- Oil Central Heating

- Close to Village Centre, with nearby Primary School
- Driveway and Parking for up to 2 Cars
- 5 Minute Drive to the Beach
- Phone 8am-8pm (7 days a week)



**rightmove** 



Oxford Family Estates are pleased to offer for sale a lovely characterful 2 bedroom cottage with off road parking on the edge of the village of Hogsthorpe. The property also benefits from a modern kitchen and bathroom, a large lounge diner, Oil central heating and nice enclosed rear garden. NO ONWARD CHAIN.

**Lounge Diner** 6.82m x 3.51m (22'4" x 11'6")

Enter the property through wood effect PVC door into the long lounge diner, centred around the chimney breast with log burner style electric heater. Wall lighting in recesses, radiator and Upvc double glazed window to the front elevation. The dining area to the rear also has a radiator and storage space under the stairs.

**Kitchen** 3.60m x 2.65m (11'9" x 8'8")

Modern finish, with a range of wall and base units in cream with solid oak worktops. Kenwood double oven cooker, with 5 ring gas burners and extractor hood above. White metro tiled splash backs with black grout and 1 & 1/2 bowl composite sink under Upvc double glazed window to the side elevation. Radiator and electro washing machine. Space for a tower fridge freezer. Rear cloak room space leads to the downstairs toilet and Upvc back door.

**Downstairs Toilet** 1.74m x 0.92m (5'8" x 3')

Handy downstairs toilet with wall mounted hand basin and small Upvc double glazed window to the rear.





**Bedroom 1** 3.66m x 3.53m (12' x 11'6")

Large double bedroom with built in wardrobes with sliding mirrored doors. Radiator and Upvc double glazed window to the front elevation.

**Bedroom 2** 3.60m max x 3.18m max  
11'9"max x 10'5"max)

Double bedroom with storage shelf space over the stairwell. Radiator and Upvc double glazed window to the rear elevation. Wooden internal door the bathroom. Loft access.

**Bathroom** 2.65m x 1.88m (8'8" x 6'2")

Four piece bathroom with tiled bath, corner shower enclosure with Triton electric shower, vanity unit sink and low level toilet. Fully tiled walls and floor with heated towel rail and obscure Upvc double glazed window to the side elevation.

**Outside**

Front driveway is gravel up to the front door. Enclosed rear garden with 6 foot fencing house the externally mounted Worcester oil boiler and tank. Currently laid out with a shed, small lawn and wooden dog kennel. Gated access to rear via passageway.



### **Chapel St Leonards**

Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere.

The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.



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