



**OXFORD**  
FAMILY ESTATES



## Kimon, Thames Street, PE24 5PT

**£150,000**

- FREEHOLD
- 2 Bedrooms
- Easy access to main bus routes
- Enclosed courtyard
- Book a viewing TODAY!

- Semi-Detached Bungalow
- Parking
- Short walk to shop/pub.
- Short car/bus ride to beach
- Lines Open 8am-8pm (7 Days)

**Bedrooms: 2 | Bathrooms: 1 | Reception: 1**

**Property Type:** Semi-Detached Bungalow



**Council Tax Band: A**

**Tenure: Freehold**

OXFORD FAMILY ESTATES are pleased to bring onto the market this Semi-Detached 2 Bed Bungalow in the village of Hogsthorpe. With easy access to main bus routes and a short walk to the local shop and pub. It offers a good size, bright kitchen with a more than adequate size lounge with patio doors leading into the patio garden area. There is a good size bathroom and 2 bedrooms. The property provides off road parking on its own drive and is a great location for reaching all surrounding areas. Bargain Price Book A Viewing Now!

### Entrance Hallway

Enter the property through the wood effect Upvc part double glazed door into the hallway servicing all rooms. With a Upvc double glazed window to the front elevation and loft access. The loft has insulation.

**Kitchen** 2.98m x 3.56m (9'9" x 11'8")

Fitted with a range of base, wall and larder units in a light blue and white, roll top worktops and tiled splash-backs. Space and plumbing for washing machine and under counter fridge and freezers. Space for freestanding cooker with extractor hood fitted above. Stainless steel sink under Upvc double glazed window to the rear elevation. Electric storage heater and wooden door to rear garden

**Lounge** 4.43m x 4.61m (14'6" x 15'1")

Centred around the electric fire with wooden surround and marble hearth, with space to furnish to your requirement. Aluminium framed sliding double glazed door out to the rear courtyard garden and Upvc double glazed window to the side elevation. Electric storage heater. Separate dim-able wall mounted and ceiling lights.





**Bedroom 1** 3.33m x 3.38m (10'11" x 11'1")

Good size double bedroom, fitted wardrobes with mirrored sliding doors, electric storage heater and Upvc double glazed window to the front elevation.

**Bedroom 2** 2.98m x 2.49m (9'9" x 8'2")

Ideal spare double bedroom. Electric storage heater under Upvc double glazed window to the front elevation.

**Bathroom** 3.33m x 1.66m max (10'11" x 5'5")

Spacious bathroom fitted with a panel bath and mixer shower above with screen. Vanity unit sink and low level toilet. Partly tiled and mermaid boarded walls with vinyl flooring. Obscure Upvc double glazed window to the side elevation .

**Outside**

The property benefits from a concrete drive for 1 larger or potentially two smaller vehicles. Front garden laid to lawn with mature bushes and trees. Gated access down the side of the property to the enclosed rear garden and patio. Slabbed patio with brick steps up to the sliding door off the lounge and door from the kitchen. Largely south facing little sun trap, ideal to have a garden furniture set.

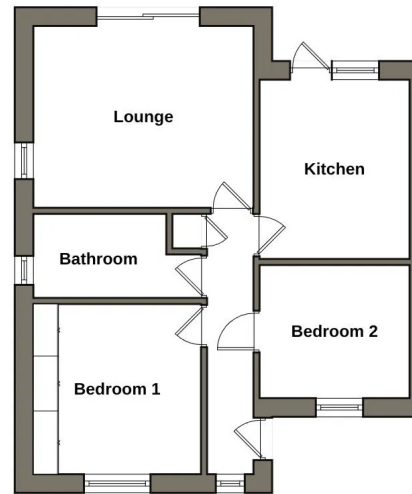
**Hogsthorpe**

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. Hogsthorpe 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 bus routes for Skegness and Mablethorpe.



# Oxford Family Estates

6 South Road, Chapel St Leonards. Lincolnshire



This floorplan is for layout purposes only and should not be used for structural purposes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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