



Sycamores, Thames Street,  
Hogsthorpe, PE24 5PT



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**£179,950**

- NO CHAIN
- LOVELY OPEN OUTLOOK IN A POPULAR VILLAGE
- WELL SUITED TO THE LESS ABLE WITH RAMPED ENTRANCE
- GARDENS & DRIVE
- ELECTRIC HEATING
- EPC RATING E
- FREEHOLD
- COUNCIL TAX BAND B



**NO CHAIN.** Lovely open outlook in a popular village. A deceptive sized extended 2 Bedroom detached Bungalow well suited to the less able with ramped entrance, 19' x 13' Lounge/Dining Room, Inner Hall, Shower Room, 2 large Double Bedrooms, attractive Dining Kitchen, electric heating, pvc double glazing and fascias, gardens and drive, EPC Rating E

### LOCATION

From Newton Fallowell office in Skegness follow Roman Bank (the coast road) northwards for approximately 8 miles through the centre of Hogsthorpe and turn right at the Church into Thames Street.

### ACCOMMODATION

With a ramped access and pvc door to the:-

### LOUNGE / DINING ROOM

19'4" x 12'11" (5.9m x 3.9m)

With three pvc windows and a lovely dual aspect view from this corner plot, wall and ceiling lighting, fireplace surround with calor gas fire.

### INNER HALL

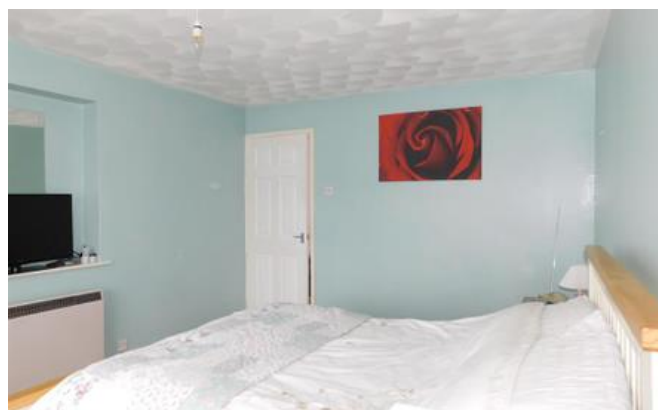
With large hot water cylinder.

### BEDROOM 1

13'7" x 10'8" (4.1m x 3.3m)

With pvc window to the front elevation, electric storage heater





## BEDROOM 2

13'9" x 9'6" (4.2m x 2.9m)

With pvc window, electric storage heater, electric fuses.

## SHOWER ROOM

10'6" x 5'4" (3.2m x 1.6m)

maximum being shaped. With tiled shower enclosure with screen door, W.C, hand basin, access to roof space, opaque pvc window.

## DINING KITCHEN

13'7" x 8'8" (4.1m x 2.6m)

With pvc window to the rear elevation, opaque pvc coloured leaded glazed door to the side elevation, base and wall cupboards, roll edge worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, space for washing machine, space for dryer, built in double oven and grill, 4 ring electric hob with cooker hood above, breakfast bar with electric storage heater.

## OUTSIDE

To the front are lawned gardens with flower borders and paths lead round. To the rear is a paved sitting area and a drive leads off Thames Street, cold water tap, exterior lighting.

## TENURE

Freehold.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage heaters.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band B - 2024/25 - £1,626.55



### AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		