



6 Meadowview,
Hogsthorpe, PE24 5NU



£209,950

- MODERN DETACHED BUNGALOW
- EXTREMELY WELL PRESENTED
- 2 DOUBLE BEDROOMS
- 17' LOUNGE & 17' KITCHEN DINER
- FREEHOLD
- GARAGE WITH EV CHARGER
- 20 SOLAR PANELS
- LOVELY PRIVATE GARDEN
- COUNCIL TAX BAND B
- EPC RATING B



A modern and extremely well presented 2 Bedroom Detached Bungalow situated in a pleasant residential cul-de-sac with lovely gardens, drive and Garage. The accommodation comprises Entrance Porch, Hall, 17' Lounge, 17 Kitchen Diner, 2 double Bedrooms and Bathroom. The property benefits from pvc double glazing, oil fired central heating, an Electric Vehicle charger and 20 SOLAR PANELS (leased). Viewing is essential. EPC Rating B

ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

PORCH

With tiled floor and an inner glazed door to the:-

HALL

With radiator, access to roof space, built in cupboard.

LOUNGE

4.82m x 3.58m (15'10" x 11'8")

With pvc bay window to the front elevation, radiator, electric coal effect fire with decorative surround.





KITCHEN

5.35m x 3.06m (17'7" x 10'0")

With a modern range of base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl ceramic sink unit, space for electric oven with extractor hood above, plumbing for washing machine and dishwasher, floor standing Worcester oil fired central heating boiler, pvc window to the rear elevation and pvc door to the side, radiator, access to roof space.

BEDROOM 1

3.31m x 2.96m (10'11" x 9'8")

minimum plus wardrobes. With pvc window to the rear elevation, radiator, a range of built in wardrobes.

BEDROOM 2

3.13m x 3.1m (10'4" x 10'2")

With pvc window to the front elevation, radiator.

BATHROOM

2.52m x 1.78m (8'4" x 5'10")

Fitted with a 'P' shaped bath with shower and screen over, pedestal hand basin, W.C, wet room panelling, radiator, opaque pvc window to the side elevation.

OUTSIDE

To the front is a lawned garden. A concrete drive leads to the:-

GARAGE

5.35m x 2.88m (17'7" x 9'5")

With electric roller shutter door, light and power, rear door, EV Charger.

The rear garden offers a good degree of privacy and is lawned with block paved seating area, gravelled beds and oil tank.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired central heating boiler served by radiators.

The property has the benefit of 20 Solar Panels held under Lease for a term of 25 years from 29.02.2012

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 - 2025/26 - £1678.73

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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Floorplan



Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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