



**Harrimans Thames Street, Hogsthorpe SKEGNESS PE24 5PR**

**welcome to**

## **Harrimans Thames Street, Hogsthorpe SKEGNESS**

Spacious 4 bedroom end-terrace home in the village of Hogsthorpe. Offering a generous rear garden, garage with workshop, modern kitchen, and versatile living space - ideal for first-time buyers or investors seeking a ready-to-move-in property with plenty of potential.

### **Auctioneer's Comments**

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### **Lounge/ Diner**

20' 3" max x 12' 2" ( 6.17m max x 3.71m )

Cosy Lounge with multi-fuel burner & hearth, feature beam ceiling, window to the front elevation, dining area with stairs leading to the first floor, under stair storage and radiator.

### **Kitchen**

11' 7" x 8' 3" ( 3.53m x 2.51m )

Wall, base & drawer units in a modern and neutral style and colour with complimentary worktop space over and matching splashbacks, stainless steel inset sink with mixer tap & drainer, space & plumbing for a washing machine, free-standing Beko electric oven, hob & grill, stainless steel extract hood and clear Perspex splashback, space for a free standing fridge freezer, radiator and single glazed window to rear porch.

### **Conservatory**

11' 4" x 6' 9" ( 3.45m x 2.06m )

Upvc double glazed windows and French doors overlooking patio and garden, Additional storage cupboard and Wc.

### **Wc**

7' 5" x 3' 3" ( 2.26m x 0.99m )

Low level toilet, hand wash basin and space to hang coats and boots.

### **Bedroom 1**

12' 8" x 10' 5" ( 3.86m x 3.17m )

Large double bedroom with ample space for a King size bed, recessed cupboard space, radiator and two Upvc double glazed windows to the front elevation.

### **Bedroom 2**

12' 1" x 11' 11" ( 3.68m x 3.63m )

Large double bedroom with radiator, Upvc double glazed window to the front elevation and recesses either side of the chimney breast.

### **Bedroom 3**

16' 6" x 8' 11" ( 5.03m x 2.72m )

Large double bedroom with radiator and two Upvc double glazed windows to the rear elevation.





### **Bedroom 4/ Office**

13' 7" x 5' ( 4.14m x 1.52m )

This is an ideal space for a single fourth bedroom, nursery, play room, office, wardrobe, dressing room or craft room. Upvc double glazed window to the rear elevation.

### **Shower Room**

Toilet, pedestal sink, corner shower cubicle with thermostatic shower. Radiator and airing cupboard housing Ideal logic combi boiler.

### **Garage**

19' 10" x 16' 6" ( 6.05m x 5.03m )

Large garage and workshop space with electric remote roller door to front, power and lighting and large double doors opening to rear patio.

### **External Front**

Ornate iron railing with short wall surrounding the slabbed front drive up to the integral garage. A good-sized concrete driveway provides parking for up to 3 cars.

### **External Rear**

Access to the rear can be gained via a side gate. The 30m long garden then elevates up to a long lawn with mature trees, swing seat, pergola, greenhouse and shed with vegetable plots to the rear.



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## Harrimans Thames Street, Hogsthorpe SKEGNESS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four-bedroom end-terrace home in popular village location
- Ideal for first-time buyers or investors

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

guide price

**£135,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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SKG109179 - 0004

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