



# CHOICE PROPERTIES

## *Estate Agents*

Rowsley, 23 Mill Lane,  
Hogsthorpe, PE24 5NF

Reduced To £229,950



It is a pleasure for Choice Properties to bring to the market this spacious and well laid out three bedroom detached dormer bungalow with a large garage and summerhouse. The property is well presented and located in a sought after position within the village of Hogsthorpe.

The property has the benefit of Oil central heating and UPVC double glazing. The well laid out internal accommodation consists of :-

### **Front entrance door to:**

#### **Porch**

4'10" x 5'1"

Tiled floor. Door to:

#### **Lounge/Diner**

30'7" x 12'8" plus bay windows

Open fire set in feature tiled surround. Wall and ceiling lights. 2 radiator. 2 bay windows.

#### **Inner Hall**

13'0" x 6'0"

Staircase to the first floor landing.

#### **Cloakroom WC**

6'9" x 2'7"

With w.c. and wash hand basin. Half tiled walls.

#### **Sitting Room**

9'7" x 9'0"

Radiator. Double opening doors leading out to the rear garden.

#### **Kitchen**

10'7" x 11'10"

Fitted wall and base units with work surfaces over. Ceramic 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and gas hob. Plumbing for washing machine. Side door to driveway. Oil boiler and programmer controls for the central heating. Cupboard housing the electric meter and consumer unit. Part tiled walls. Tiled floor.

#### **Landing**

Radiator. Access to the loft area. Fitted storage cupboard. Thermostat control for the central heating.

#### **Bedroom 1**

18'6" x 12'2"

Fitted wardrobes. 2 radiators.

#### **Bedroom 2**

12' x 7'8" extending to 10'1"

Radiator.

#### **Bedroom 3**

9'9" x 9'1"

Fitted wardrobes. Radiator.

#### **Bathroom**

12'6" x 6'1" to widest dimensions

With four piece white bathroom suite which consists of a panelled bath, shower enclosure with mixer shower, wash hand basin and w.c.. Part tiled walls. Radiator.

#### **Driveway**

Spacious driveway to the side of the property.

## **Garage**

18'8" x 15'

Spacious garage/workshop with roller door, power and lighting.

## **Summerhouse**

18' x 11'

## **Gardens**

To the front of the property is a lawned garden fronted by a garden wall. To the rear is a privately enclosed garden which is gravelled with a concrete patio area. Outside lighting.

## **Tenure**

Freehold

## **Council Tax**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

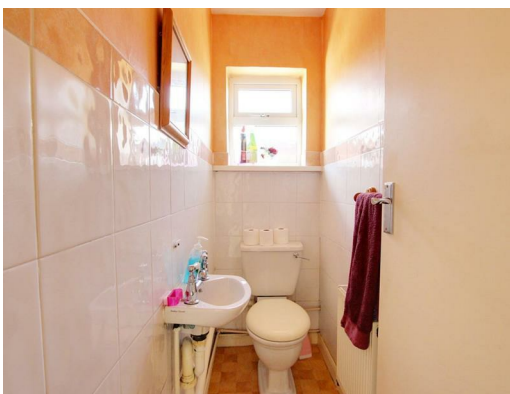
## **Viewing Arrangements**

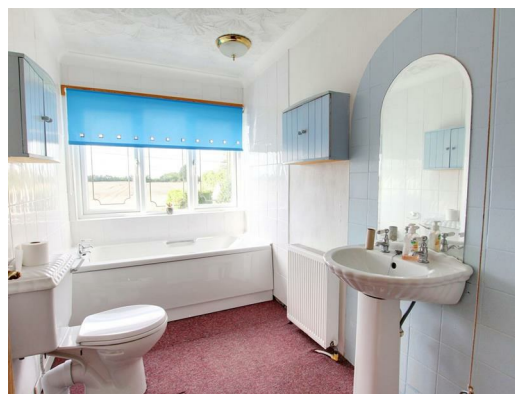
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making an offer**

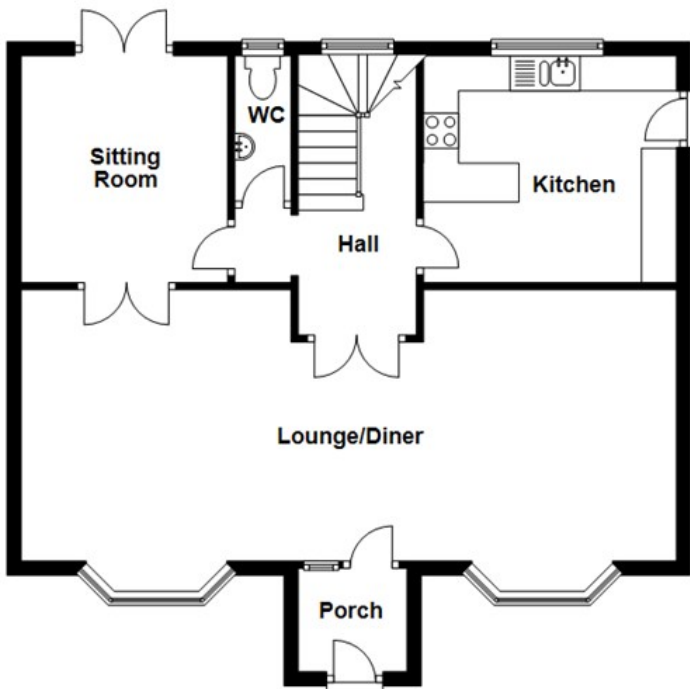
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

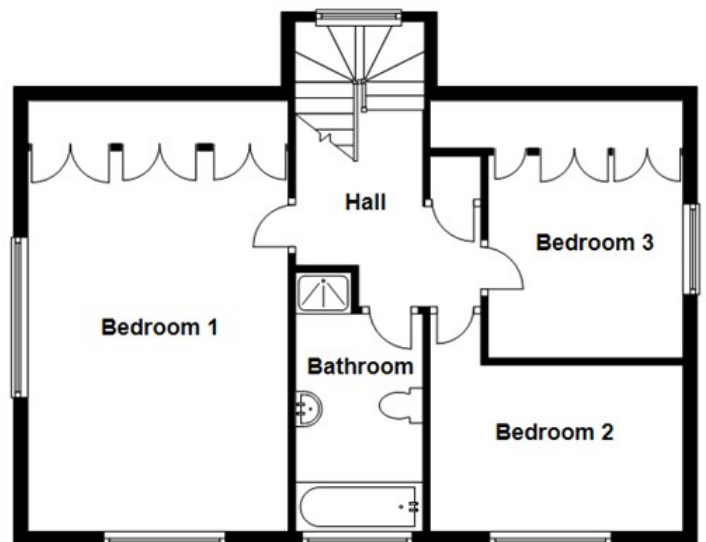




**Ground Floor**



**First Floor**



# Directions

Use PE24 5NF for directions to this superb property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62	68	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

