



CHOICE PROPERTIES

Estate Agents

Kimon Thames Street,
Hogthorpe, PE24 5PT

Price £185,000



Choice Properties are delighted to welcome you to Thames Street, Hogthorpe - a charming location for this delightful semi-detached bungalow. As you step into the property, you are greeted by a light and airy reception room, perfect for relaxing or entertaining guests. With two cosy bedrooms, this home offers comfort and tranquillity.

The low maintenance garden is ideal for those who enjoy outdoor living without the hassle of extensive upkeep. Additionally, the driveway provides parking space for two vehicles, ensuring convenience for you and your visitors.

Located in a peaceful neighbourhood, this property offers a perfect blend of comfort and practicality. Don't miss the opportunity to make this lovely bungalow your new home in the heart of Hogthorpe.

Benefitting from electric heating and uPVC double glazing throughout, this light and bright internal accommodation comprises:

Hall

16'10" x 3'3"

uPVC front entrance door. Loft access. Telephone point. Cupboard housing the hot water cylinder.

Reception Room

11'10" x 14'6"

Light and airy reception room with sliding door leading to the garden. Electric fireplace set in feature surround with wooden mantle. TV aerial point. Two feature wall lights.

Kitchen

11'7" x 9'9"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with taps over, cooker point with extractor hood over, plumbing for a washing machine. Space for freestanding fridge and freestanding freezer. Part tiled walls.

Bedroom 1

11'1" x 10'11"

Spacious double bedroom with built in wardrobes.

Bedroom 2

8'2" x 9'9"

Double bedroom.

Bathroom

5'5" x 8'8"

Fitted with three piece bathroom suite consisting of a panelled bath tub with taps and electric 'Mira' shower over, hand wash basin set in vanity unit and wc. Part tiled walls.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is paved for ease of maintenance.

Driveway

Providing off street parking.

Tenure

Freehold.

Council Tax Band

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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

Monday to Friday 9.00am - 5.00pm

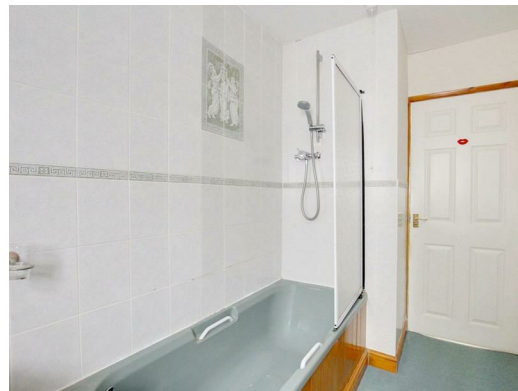
Saturday 9.00am - 3.00pm

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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

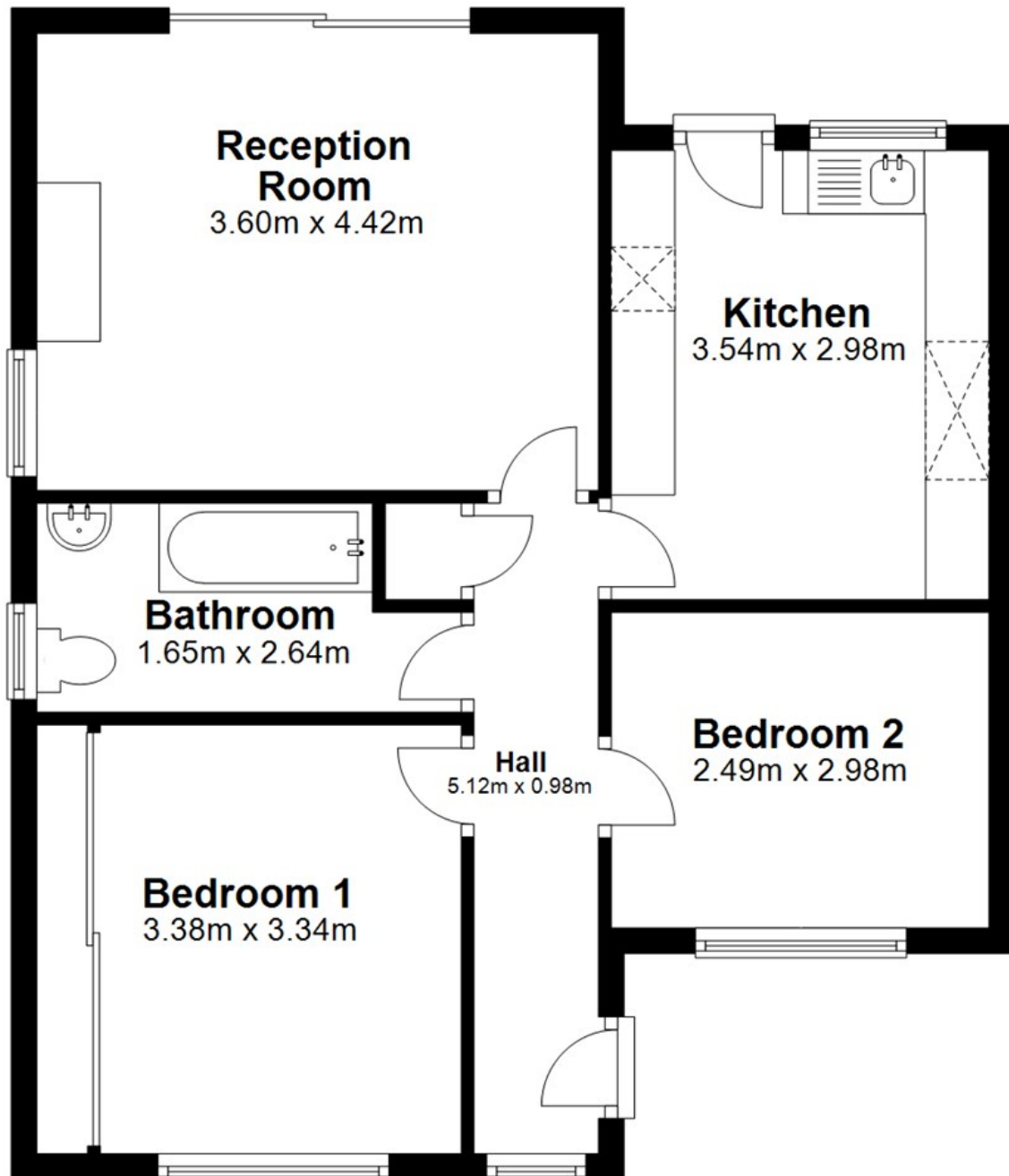
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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



Directions

Please use PE24 5PT for directions to this property.

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

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

