



# CHOICE PROPERTIES

*Estate Agents*

43 Stones Close,  
Hogsthorpe, PE24 5NZ

Reduced To £225,000



Choice Properties are pleased to offer for sale this spacious two bedroom detached bungalow benefitting from a conservatory and enclosed rear garden. This superb property is located in a sought after position and early viewing is advised. NO ONWARD CHAIN.

This beautifully presented bungalow has the benefit of Oil Central Heating and UPVC Double Glazed windows and doors. The well laid out internal accommodation consists of :-

**Covered front entrance door to:**

**Hallway**

Cloaks cupboard. Airing cupboard with inset radiator. Programmer and thermostat controls for the central heating. Radiator. Loft access.

**Lounge**

Electric fire set in feature surround. Radiator. Wall and centre lighting.

**Kitchen**

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Integrated electric oven and hob with extractor hood over. Plumbing for dishwasher. Part tiled walls. Radiator. Spot lighting.

**Utility Room**

Fitted base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Tiled floor. Radiator. Extractor fan. Internal doors to the garage and conservatory.

**Bedroom 1**

Fitted wardrobes and dresser. Radiator.

**Bedroom 2**

Radiator.

**Bathroom**

With four piece white suite which consists of a panelled bath, shower enclosure, wash hand basin and w.c. Half tiled walls. Tiled floor. Radiator. Spot lighting. Extractor fan.

**Conservatory**

Tiled floor. Side door. Double opening doors to the rear.

**Driveway**

**Garage**

Attached garage. Power and lighting. Up and over door. Oil boiler which supplies the central heating and hot water.

**Gardens**

To the front of the property is a lawned garden and to the rear is a privately enclosed garden which is also laid to lawn with feature planting.

**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 B.

### **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 462277.

### **Opening Hours**

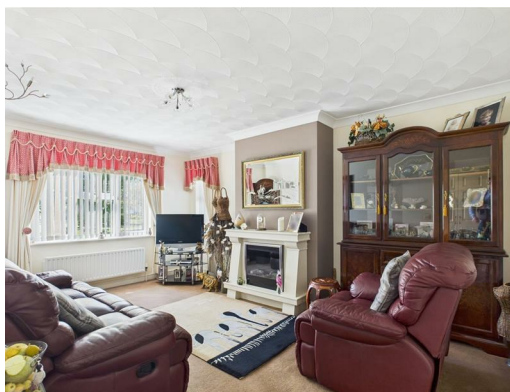
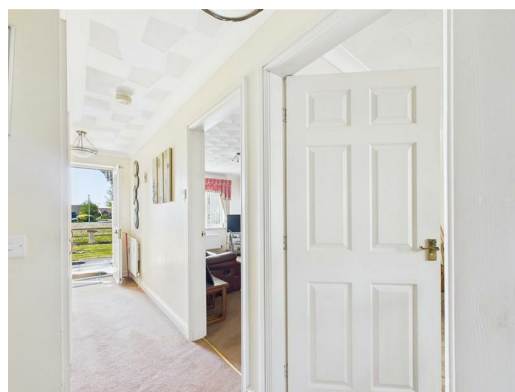
Monday - Friday: 9:00am - 5:00pm  
Saturday: 9:00am - 3:00pm

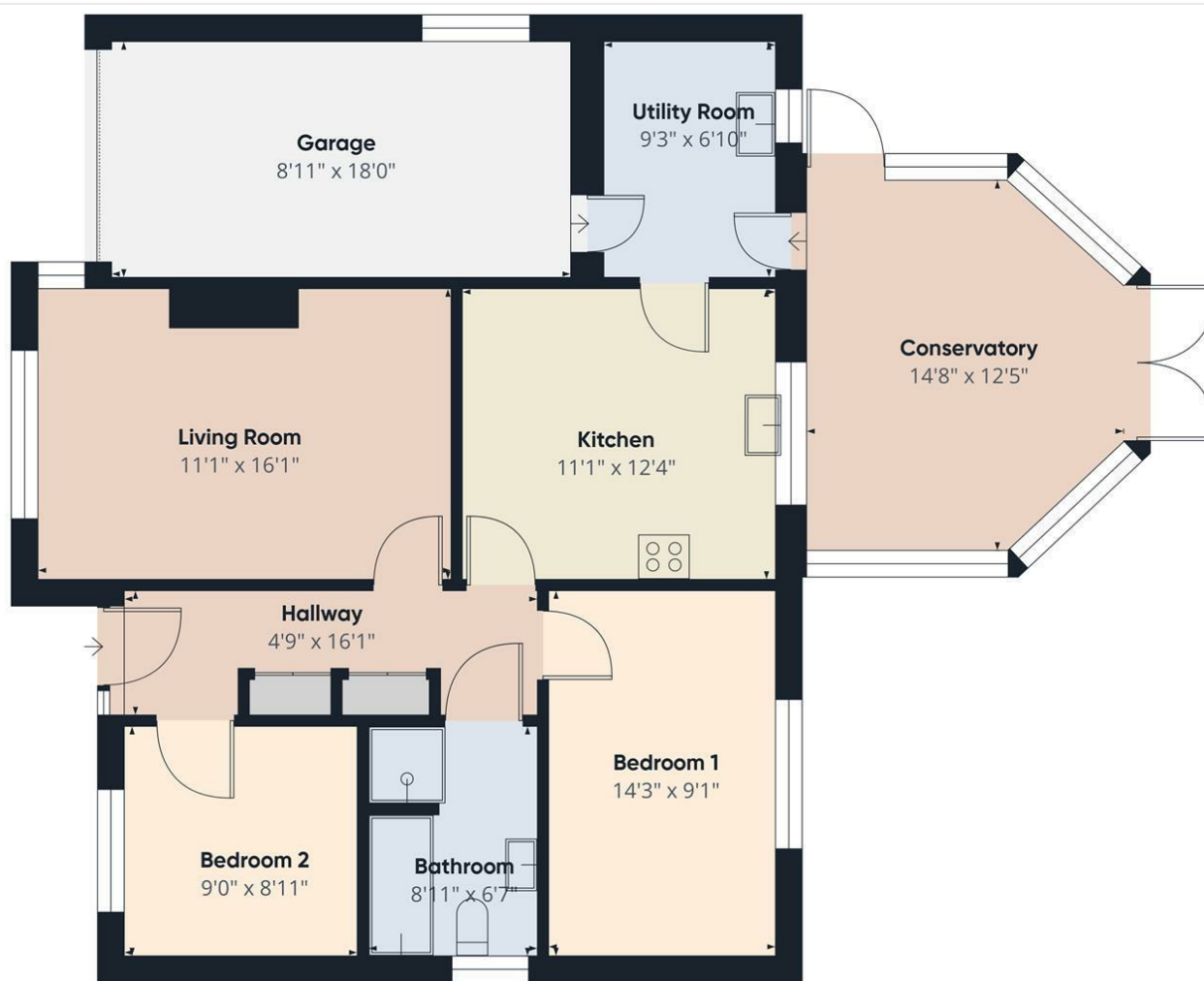
### **Making an offer**

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.





Approximate total area<sup>m</sup>  
1070 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Directions

Use PE24 5NZ in your SatNav.

| 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) <b>A</b>                          |         |                                                |                                                                                     | (92 plus) <b>A</b>                                                                  |           |
| (81-91) <b>B</b>                            |         |                                                |                                                                                     | (81-91) <b>B</b>                                                                    |           |
| (69-80) <b>C</b>                            |         |                                                |                                                                                     | (69-80) <b>C</b>                                                                    |           |
| (55-68) <b>D</b>                            |         |                                                |                                                                                     | (55-68) <b>D</b>                                                                    |           |
| (39-54) <b>E</b>                            |         |                                                |                                                                                     | (39-54) <b>E</b>                                                                    |           |
| (21-38) <b>F</b>                            |         |                                                |                                                                                     | (21-38) <b>F</b>                                                                    |           |
| (1-20) <b>G</b>                             |         |                                                |                                                                                     | (1-20) <b>G</b>                                                                     |           |
| Not energy efficient - higher running costs |         |                                                |                                                                                     | Not environmentally friendly - higher CO <sub>2</sub> emissions                     |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                                                     |           |
|                                             |         |                                                |                                                                                     | EU Directive 2002/91/EC                                                             |           |
|                                             |         |                                                |                                                                                     |  |           |

