



**OXFORD**  
FAMILY ESTATES



## Marlow, Thames Street, Hogsthorpe, PE24 5QA

**£220,000**

- No Onward Chain
- Master En-Suite
- Good Size Kitchen/Diner
- Large Driveway & Garage
- Oil Central Heating
- Detached 2 Bedroom Bungalow
- Spacious and Sociable Lounge \ Diner
- Conservatory
- Private enclosed garden
- Tax Band B EPC Rating D

**Bedrooms: 2 | Bathrooms: 2 | Receptions: 2**

**Property Type:** Detached Bungalow



**Council Tax Band: B Tenure: Freehold**

What a way to celebrate "OUR 100th PROPERTY TO BE LAUNCHED" here at Oxford Family Estate with a beautiful bungalow to fit the bill. This 2 Bedroom Detached property with En-suite to master bedroom, large Lounge/Diner, good size kitchen/Diner and conservatory along with a garage and good size driveway makes viewing a must for any serious buyer. NO ONWARD CHAIN just adds to the appeal. The bungalow is situated close to the village centre and is a short 4 minute drive to the beach and is well connected to Skegness and Mablethorpe. With a lot of features you need, including 2 bathrooms, utility space, conservatory, built in storage, oil central heating and more, this property has a lot to offer.

**Entrance Hallway**

Enter through obscure double glazed door to the hallway with multiple storage cupboards, housing consumer unit and hot water programming. Loft access, with fitted ladder, half boarded providing plenty of storage and insulated.

**Kitchen** 4.25m x 2.99m (13'11" x 9'9")

Fitted with a range of base and wall units as well as larger units around a space for tower fridge freezer. Integrated Neff 'slide & hide' electric oven. 4 ring Hotpoint electric hob with fitted extractor hood above and tiled splashbacks. 1 & 1/2 composite sink under Upvc double glazed window to rear elevation and conservatory. Integrated AEG dishwasher. Wood effect ceramic tiled floor flows through to utility.

**Utility** 2.12m x 1.24m (6'11" x 4')

Larder unit and worktop with space and plumbing for washing machine. Double glazed door out to the conservatory.

**Conservatory** 4.08m x 2.08m (13'4" x 6'9")

Upvc double glazed conservatory with boarded and skimmed ceiling. Sliding Upvc door to rear patio and garden. Numerous power points and TV aerial socket.

**Master Bedroom** 4.81m x 3.93m (15'9" x 12'10")

Large double bedroom with dresser space and triple fitted wardrobe with sliding doors. Arched entrance round to en-suite. Radiator under Upvc double glazed window to the front elevation.

**En-suite** 2.88m x 2.33m (9'5" x 7'7")

Fitted with bath and corner shower cubicle with thermostatic mixer shower. Vanity sink unit with electric anti-fog mirror. Low level toilet, radiator and obscure Upvc double glazed window to the side elevation. Vinyl flooring and fully tiled walls.



**Bedroom 2** 3.33m x 2.61m (10'11" x 8'6")

Double bedroom currently laid out with two single beds. Two sets of built in double wardrobes additional to the room dimensions. Radiator and Upvc double glazed window to the rear elevation.

**Shower Room** 1.75m max x 1.40m max (5'8" x 4'7")

Quadrant shower cubicle with Mira electric shower. Wall mounted vanity hand basin and low level toilet. Vinyl flooring and tiled walls. Radiator and glass corner shelves.

**Garage** 6.42m x 2.93m (21' x 9'7")

With up and over door, power and lighting. Wooden door to rear patio and garden. Upvc double glazed window to rear. Houses the Worcester oil boiler.

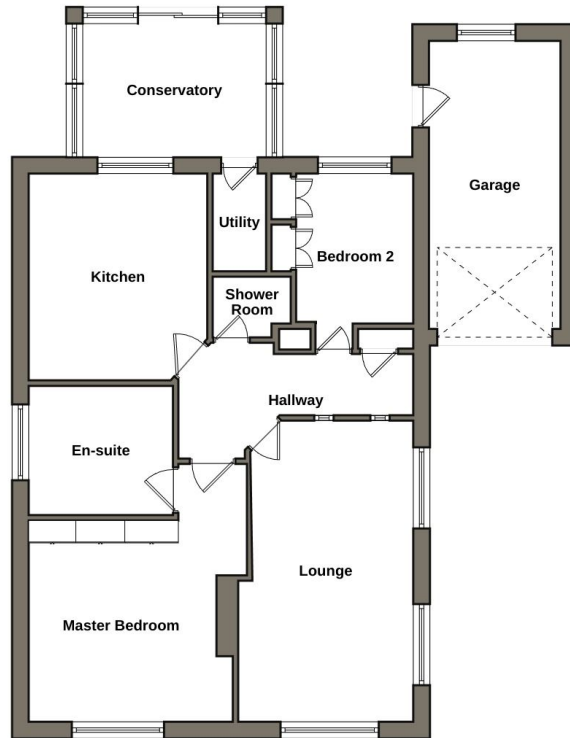
**Outside**

The front of the property has a very good size driveway with parking for several vehicles and access to the garage. There are wrought iron gates to close off the driveway, a lawned area, various shrubs planted plus a tree with preservation order and the Oil tank. To the rear of the property there is a patio area leading to a lawn with slate areas ideal for tubs access door to garage. Fully enclosed and private.

**Hogsthorpe**

Hogsthorpe is a little village just less than 2 miles from the coast of Chapel St Leonards. It has a population of around 950 and is popular with people looking for a more rural and community feel. It has the beautiful St Marys church at the centre with a local shop with post office, a restaurant, two pubs and a primary school. It is on the main routes for Skegness and Mablethorpe.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>	59		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

