

Buy. Sell. Rent. Let.



4 Thames Close, Hogsthorpe, PE24 5PJ



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2

£210,000

When it comes to  
property it must be

  
lovelle



£210,000



### Key Features

- Two Double Bedrooms
- Modernised, Well-Presented Bungalow
- Lounge & Dining Room/Study
- Modern Re-Fitted Kitchen & Separate Utility Room
- Recently Fitted Electric Heating & Owner Owned Solar Panels
- Beautiful Shower Room
- EPC rating B
- Tenure: Freehold





Beautifully presented, modernised and improved by the current vendors within the last few years including adding new heating system and solar panels to reduce your energy costs (sell your surplus energy to the grid), new kitchen, new shower room, new decor and flooring and new UPVC double glazing. The accommodation comprises; hallway, two double bedrooms, shower room, utility room, kitchen, dining room/study, lounge. Outside there are front and rear gardens and the rear is enclosed and not over-looked, driveway for several cars and detached single garage. Lovely cul-de-sac location in pleasant village, located 2 miles from the golden sandy beach at Chapel St Leonards, 7 miles north of the coastal town of Skegness and 7 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Hogsthorpe is within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. The amenities in the village include; regular bus services, pub/restaurant, C of E Church, farm shop, village convenience store and post office, primary school, village hall, equestrian centre and livery stables.

## Hall

Entered via a UPVC front door, electric storage heater, loft access (part boarded), doors to;

## Lounge

16'0" x 11'11" (4.9m x 3.6m)

With UPVC window to the front aspect, electric storage heater, panel heater, coving.

## Dining Room/Study

9'0" x 9'0" (2.7m x 2.7m)

With UPVC French doors to the rear garden, electric storage heater, coving.

## Kitchen

8'10" x 9'0" (2.7m x 2.7m)

With UPVC window to the rear aspect, fitted with range of base and wall cupboards with worktops over, single drainer sink, integrated electric oven, integrated hob with extractor over, electric storage heater, door to;

## Utility Room

8'0" x 7'0" (2.4m x 2.1m)

With UPVC window and door to the rear aspect, electric heated towel rail, space for washing machine and tumble dryer, wall cupboard, space for fridge freezer, coving, door to hall.

## Bedroom One

11'11" x 9'10" (3.6m x 3m)

With UPVC window to the front aspect, ceramic electric heater (programmable and thermostatically controllable), coving.

## Bedroom Two

11'11" x 8'0" (3.6m x 2.4m)

With UPVC window to the side aspect, electric storage heater, fitted wardrobe.

## Shower Room

7'0" x 9'11" (2.1m x 3m)

(maximum dimensions). With UPVC window to the rear aspect, walk in shower, wash hand basin inset to vanity unit, back to the wall WC, feature coloured heated towel rail, cupboard housing the hot water tank and solar hardware, vinyl flooring, water proof boarding to walls, extractor fan.

## Outside

To the front the garden is laid to lawn with plants and shrubs, gated access leads to a footpath to the rear. To the other side is a driveway leading to the garage, gated access at the side of the garage also opens to the rear garden, laid to patio and lawn with bedded borders, garden shed and enclosed by fencing.

## Garage

8'11" x 17'0" (2.7m x 5.2m)

With up and over door, with power and light.

## Services

The property has mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. The property has owner owned solar panels so you can sell your surplus energy to the grid. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Location

Pleasant village located 2 miles from the golden sandy beach at Chapel St Leonards, 7 miles north of the coastal town of Skegness and 7 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Hogsthorpe is within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. The amenities in the village include; regular bus services, pub/restaurant, C of E Church, farm shop, village convenience store and post office, primary school, village hall, equestrian centre and livery stables.

## Directions

From Skegness take the A52 north and go past Butlins, through Ingoldmells and the next village you will enter will be Hogsthorpe. Go through Hogsthorpe round the tight left turn turn right at the Saracen's Head onto Thames Street and take the first right onto Thames Crescent then first left, follow the road around to the right and the property will be found

## Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/Pwf2TMwbQTF1x8MCyr9ug8/view>

## Material Information Data

Council Tax band: B

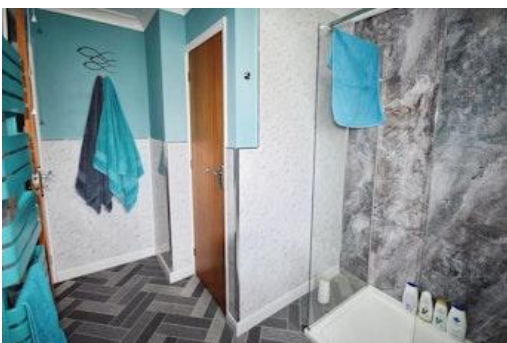
Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity



Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: None is installed.  
Heating features: Double glazing, Night storage, and Solar water  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good  
Parking: Garage and Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

### Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

### Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

### Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

### Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	B1 B	B5 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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