NEWTON FALLOWELL

Sycamores Thames Street, Hogsthorpe - PE24 5PT

£149,950

Sycamores, Thames Street

Hogsthorpe

NO CHAIN. Lovely open outlook in a popular village. A deceptive sized extended 2 Bedroom detached Bungalow well suited to the less able with ramped entrance, 19' x 13' Lounge/Dining Room, Inner Hall, Shower Room, 2 large Double Bedrooms, attractive Dining Kitchen, electric heating, pvc double glazing and fascias, gardens and drive, EPC Rating E

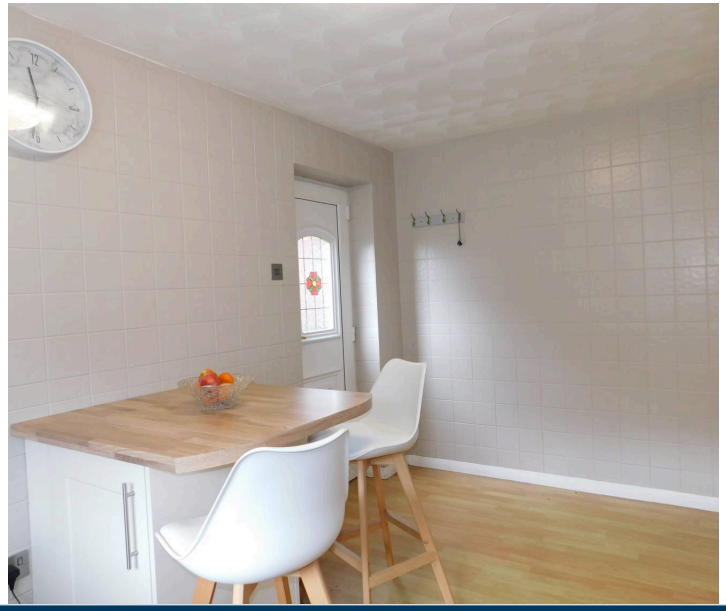
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

NEWTON FALLOWELL



ACOMMODATION
With a ramped access and pvc door to the:-

LOUNGE DINER
19' 4" x 12' 10" (5.90m x 3.90m)
With three pvc windows and a lovely dual aspect view from this corner plot, wall and ceiling lighting, fireplace surround with calor gas fire.

INNER HALL
With large hot water cylinder.

BEDROOM 1
13' 5" x 10' 10" (4.10m x 3.30m)
With pvc window to the front elevation, electric storage heater

BEDROOM 2
13' 9" x 9' 6" (4.20m x 2.90m)
With pvc window, electric storage heater, electric fuses.

SHOWER ROOM
10' 6" x 5' 3" (3.20m x 1.60m)
maximum being shaped. With tiled shower enclosure with screen door, W.C, hand basin, access to roof space, opaque pvc window.

DINING KITCHEN
13' 5" x 8' 6" (4.10m x 2.60m)
With pvc window to the rear elevation, opaque pvc coloured leaded glazed door to the side elevation, base and wall cupboards, roll edge worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, space for washing machine, space for dryer, built in double oven and grill, 4 ring electric hob with cooker hood above, breakfast bar with electric storage heater.

OUTSIDE
To the front are lawned gardens with flower borders and paths lead round. To the rear is a paved sitting area and a drive leads off Thames Street, cold water tap, exterior lighting.

TENURE
Freehold

SERVICES
The property has mains electricity, water and drainage connected. Heating is via electric storage heaters. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING
By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX
Charging Authority – East Lindsey District Council Band B - 2025/26 - £1,678.73

ANTI-MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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