



OXFORD

FAMILY ESTATES



11 Thames Close, PE24 5PJ

£240,000

- Detached Bungalow
- Utility Room
- Garage with electric door
- Patio Area with Pergola
- Short drive to beach
- 2 Double Bedrooms
- Cul-de-sac location
- Good Sized Garden
- Local shop, pub and bus routes
- Lines Open 8am-8pm(7 Days a Week)

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

Property Type: Detached Bungalow



Council Tax Band: B

Tenure: Freehold

Discover this beautifully presented two-bedroom detached bungalow, nestled in a quiet cul-de-sac in the rural village of Hogsthorpe. Presented to a high standard throughout with newly fitted double glazing, it has a spacious garden, garage with electric remote roller door, utility room and separate dining room. It is well placed for the local village shop, pub, school and main bus routes, whilst still only a short drive to the beach, shops and cafes at Chapel-St-Leonards. A must see to appreciate the size and quiet setting.

Note: All room measurements are available in the floorplan in the gallery. We do not use any wide-angle lens photos, so rooms should feel as big or bigger than pictured. Lines are open 8am-8pm, seven days a week.



Lounge and dining area

Separate dining room with double doors flowing out to the patio. Step into a welcoming, large lounge featuring an attractive bow window that fills the space with natural light. Adjacent to this, a separate dining room, ideal for entertaining, with double doors that open directly onto the patio.

Kitchen and utility

kitchen is equipped with a freestanding Indesit cooker and a Fridgemaister fridge/freezer. With a composite sink under the Upvc double glazed window overlooking the garden. An invaluable utility room offers additional convenience, housing a Hoover washing machine, Hotpoint tumble dryer, and Hi-sense dishwasher, for practicality and storage.



Bedrooms and bathrooms

The bungalow features two ample double bedrooms, with the main bedroom benefiting from built-in wardrobe space. The well-appointed bathroom includes a panelled bath, a vanity unit with a sink, and a low-level toilet. An airing cupboard within the bathroom houses the hot water immersion heater.

Outside & Garage

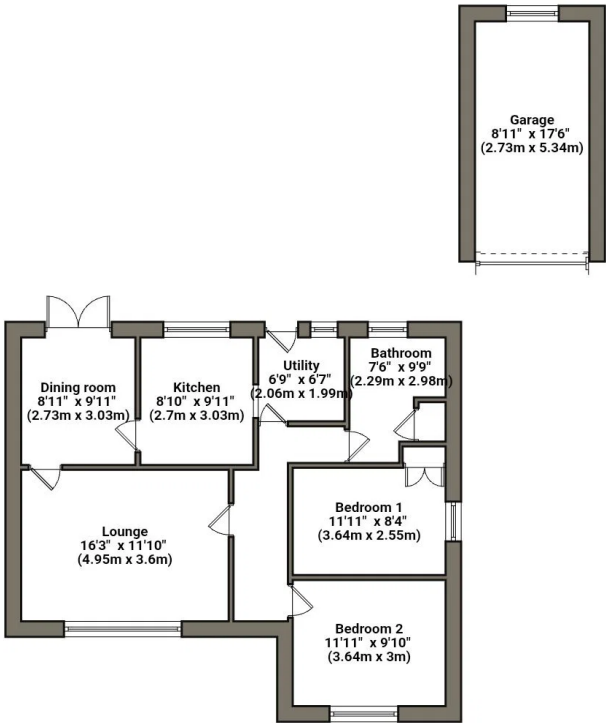
Outside, you'll find a large, good-sized garden, predominantly laid to lawn and bordered by a variety of short trees and bushes, providing a pleasant and private outdoor space. A delightful patio area with a pergola offers a perfect spot for outdoor relaxation and dining. The property also benefits from a fenced front garden, leading to a driveway providing off-street parking and a single garage with an electric remote roller door.

Hogthorpe

Hogthorpe 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, a pub and a primary school. It is on the main routes for Skegness and Mablethorpe.





Floorplan is for layout purposes only and should not be used for structural purposes. Maximum room dimensions shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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