



**OXFORD**  
FAMILY ESTATES



## Fern Cottage, Thames Street, Hogsthorpe, PE24 5QA

**£130,000**

- Terraced Cottage House
- Front Porch
- Oil Fired Central Heating
- On Main Bus Route
- Village shop and School Nearby.
- 2 Bedrooms
- Driveway
- Large Garden overlooking Fields
- Short Drive to the Beach
- Phone Lines Open 8am-8pm (7 Days a Week)

Property Type: Unknown



**Tenure:** Freehold    **Council tax A**

Oxford Family Estates are pleased to bring to market the property known as Fern Cottage a 2 Bedroom Terraced House in the village of Hogsthorpe. Ideally placed for a range of local amenities including bus route, school and local shop whilst only being a few minutes drive to the beach. The garden has views over open countryside and also houses the oil tank. With a driveway an added bonus it makes for an ideal first time buyer purchase or for someone looking to downsize/holiday home close to the sea.

**Entrance** 3.11m x 1.13m (10'2" x 3'8")

Enter the property via the front porch and into the lounge.

**Lounge** 6.82m x 3.63m (22'4" x 11'9.2")

Open plan lounge which has recently been re-decorated, there is a feature window into the kitchen to add extra light into the room. Heating is by oil fired radiators. The stairs to the first floor are situated to the corner of the lounge. The doorway leads through to the kitchen.

**Kitchen** 3.67m x 3.47m (12'0" x 11'4")

Comprising a range of wall and base units with white paint doors and finished in a wood effect work top it gives a country style feel, the sky light adds an airy and bright aspect to the kitchen. There is also a downstairs wc with toilet and wash hand basin off the kitchen. The back door opens out to a walkway that leads to the garden.

**Bedroom 1** 3.65m x 3.55m (12'0" x 11'6")

At the top of the stairs is the first bedroom which looks out to the front elevation.

**Bedroom 2** 3.56m x 3.22m (11'7" x 10'6")

This open plan bedroom is set to the side of the stairs and the main bathroom leads off this room.



**Bathroom 1.92mx1.67m(6'3"x5'5")**

The bathroom has an obscure glass window to the side elevation, suite consisting of a sink, low level wc and bath with an electric shower over. There is also a heated towel rail.

**Outside**

The garden is accessed via the walkway, and through a small picket style gate. With a mix of wooden fence panels and picket fencing to the borders it is mostly laid to lawn with a feature tree set in the corner. It has open fields to the rear giving it a far reaching vista over the countryside. The oil tank is also situated in the bottom of the garden

**Hogthorpe**

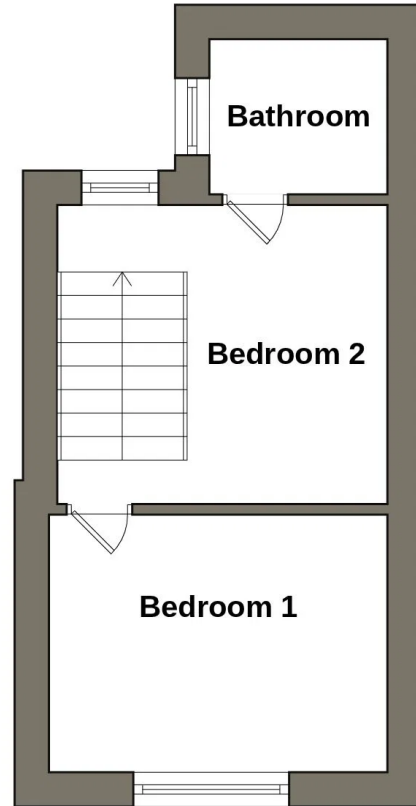
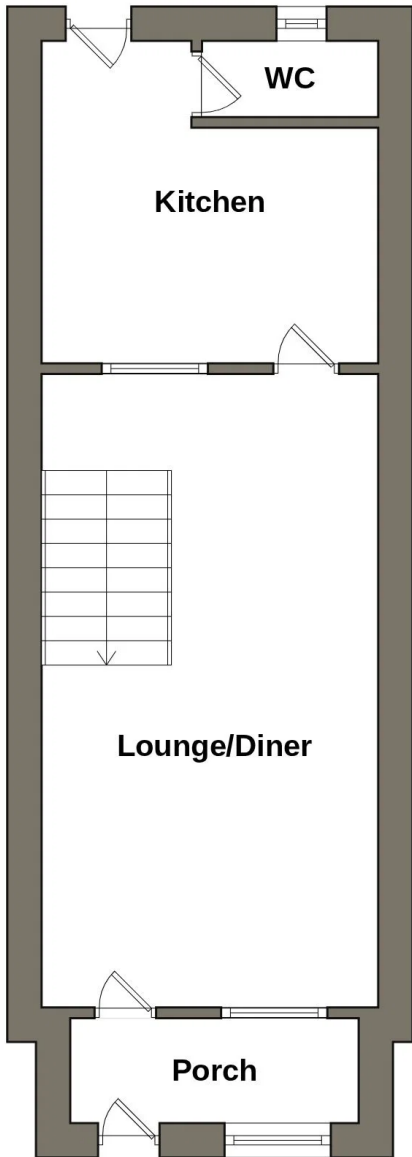
Hogthorpe is a little village just less than 2 miles from the coast of Chapel St Leonards. It has a population of around 950 and is popular with people looking for a more rural and community feel.

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.



# Oxford Family Estates

6 South Road, Chapel St Leonards, Lincolnshire



01754 228 485

[sales@oxfordestates.co.uk](mailto:sales@oxfordestates.co.uk)

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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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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	

