



OXFORD
FAMILY ESTATES



22 Stones Close, PE24 5NZ

£190,000

- NO CHAIN
- Seperate 2nd toilet
- Open field views
- Long drive - Parking for multiple vehicles
- Oil central heating
- 2 double bedrooms
- Conservatory
- Garage with electric roller door
- Comes with appliances
- Phone Lines open 8am-8pm 7days.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Property Type: Detached Bungalow



Council Tax Band: B

NO CHAIN - Oxford Family Estates are very excited to share this 2 double bedroom detached bungalow in a quiet cul-de-sac of the rural village of Hogsthorpe, just a 5 minute drive to the beach. Benefiting from open field views from the back garden, this fantastic bungalow comes with a conservatory, separate WC, garage with electric roller door, appliances including a double gas cooker and much more. Be sure to check out the photos and video tour to see what's available!

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. Awaiting EPC to be completed shortly.

Entrance hallway

Access from the side elevation through the Upvc part double glazed door into the tiled hallway servicing all rooms except the conservatory. There is loft access with fitted ladders, and a storage cupboard.

The property benefits from oil central heating with radiators in all rooms except the conservatory which has an electric radiator.

Lounge

Centred around the modern electric fire place with plenty of light through both the side windows and the sliding door out to the conservatory.

Conservatory

Upvc double glazed conservatory on a shallow brick wall with double doors out to the rear garden and patio area. A single door leads out to the drive in front of the garage. With 3 sets of double plugs and blinds making for a functional room to suit your needs.

Bedroom 1

Double bedroom with double glazed window to the front elevation and with 2 sets of double wardrobes fitted.

Bedroom 2

Double bedroom with double glazed window to the front elevation

Kitchen

Fitted with a range of wood wall and base units with a Blackstone effect worktop. There is a 1 & 1/2 bowl ceramic sink under the Upvc double glazed window overlooking the fields. Beko double cooker with 7 burner gas hob (LPG bottle) and extractor hood fitted above. Double larder unit with tower fridge freezer inside. A small peninsular creates a little breakfast bar area.



Bathroom

Low level WC, hand basin and P-shaped bath with shower over.

WC

The part brick part Upvc double glazed lean with access from the kitchen to the garden also has a separate toilet, which houses the Worcester oil boiler.

Garage

Single garage with electric remote roller door and wooden double door to the rear which has been adapted with a lean to shed for additional storage and access.

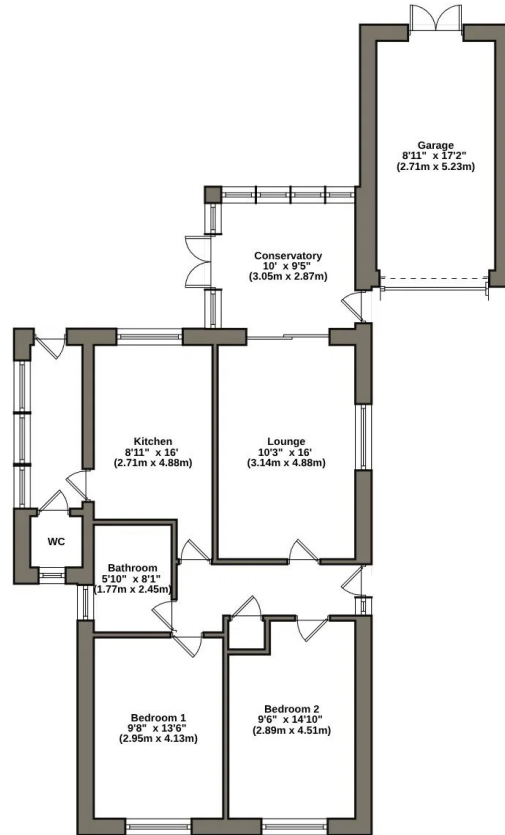
Outside

The long concrete drive provides parking for around 4 vehicles if not more, with a long front lawn alongside and hedges to the front. The rear garden has several block paved patio areas connected by a path to enjoy views over the surrounding country side.

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 Mary's 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 internal dimensions shown.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E	46		
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

