



# CHOICE PROPERTIES

*Estate Agents*

Ash Cottage Thames Street,  
Hogsthorpe, PE24 5PR

Reduced To £200,000



Choice Properties are delighted to bring to market this charming two bedroom detached bungalow situated down a quiet side lane off Thames Street located in the beautiful village of Hogsthorpe. The property has large double glazed windows throughout which allows natural light to flood the interior which is comprised of two bedrooms, a spacious living room, a modern kitchen, and a family bathroom. To the exterior, the property boasts an easy to maintain garden and off the road parking for two vehicles. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of LPG fired central heating and uPVC double glazing throughout, The abundantly bright internal living accommodation comprises:-

### **Hallway**

3'11 x 14'6

Fitted with a uPVC entrance door. Internal doors to bedroom 1, bedroom 2, bathroom, and kitchen. Access to loft via loft hatch. Wall mounted storage unit. Large radiator. Power points. Thermostat. Smoke alarm.

### **Kitchen**

13'1 x 9'10

Fitted with wall and base units with worksurfaces over. Four ring electric 'Cook and Lewis' hob with extractor hood over. Single bowl stainless steel sink with mixer tap and drainer. Integral oven. Plumbing for washing machine. Space for fridge freezer. Part tiled walls. uPVC window to side aspect. French doors leading to garden. Radiator. Power points. Internal door to living room.

### **Living Room**

15'11 x 11'6

Spacious living room with large uPVC French doors leading to garden. Radiator. Power points. Tv aerial points. Telephone point.

### **Bedroom 1**

11'2 x 11'5

Large double bedroom with walk in uPVC bay window to front aspect. Two radiators. Power points.

### **Bedroom 2**

9'9 x 8'8

With large uPVC window to front aspect. Radiator. Power points. Telephone point.

### **Bathroom**

6'6 x 5'6

Fitted with a three piece suite comprising of a panelled bath with shower over, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Part tiled walls. Tiled flooring. Spot lighting. Extractor. Frosted uPVC window to side aspect.

### **Garden**

To the rear is a fully enclosed, easy to maintain garden with fencing and brick walls to the perimeter. The garden is comprised of various parts including a laid to lawn area, a patio area, and a generously sized decking area perfect for entertaining guests. The garden is accessible directly from the front of the property via a side access gate that leads from the driveway. The garden is also home to a garden shed which provides extra outdoor storage space.

### **Driveway**

Block paved driveway providing off the road parking for two large vehicles.

### **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B. Amount payable 2025/26 - £1678.73

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

## **Opening Hours**

Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

## **Making An Offer**

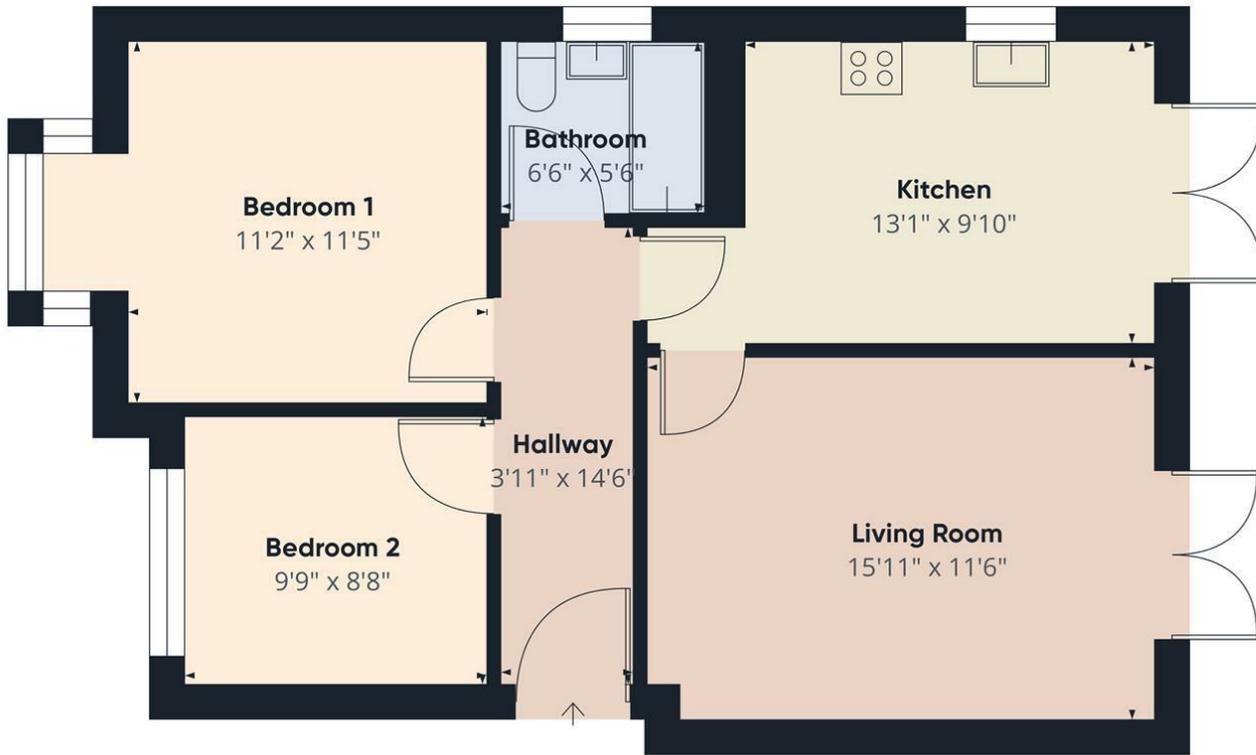
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Approximate total area<sup>m</sup>  
658 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Please use postcode PE24 5PR for directions to this property. As you turn on to Thames Street from High Street, continue for 50m then turn right down a small side road. The property can be found at the end of this road on your left hand side.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 47                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

