

## Satis House Thames Street, Skegness, PE24 5PR

Reduced To £180,000



WAS £190,000\*\*\*\*NOW REDUCED TO £180,000\*\*\*\*Stylish, individual and with 'NO UPPER CHAIN' Choice Properties urge you to view this lovely detached residence situated in a country location yet also only a short distance from the beach. Offering you 3 bedrooms, 3 reception rooms and a modern kitchen, together with lovely south facing gardens and parking, please call us now to book your viewing.

Located in the small country village of Hogsthorpe which is just a short distance from Chapel St. Leonards and it's glorious sandy beaches, Satis House is a beautiful detached residence which has been modernised throughout. With the advantage of UPVC Double Glazing & LPG Central Heating the internal accommodation consists of:-

### **Entrance Hall/Study**

10'8" x 10'6"

With feature log burner set on brick hearth. Radiator. Understairs storage.

### **Living Room**

10'9" x 14'7"

Radiator. Beamed ceiling.

### **Dining Room**

14;7 x 10'6" max into bay

Square Bay window. Radiator. Beamed ceiling.

### **Kitchen**

14'9" x 10'9"

With fitted wall and base units in cream with wood effect work surfaces over. Inset sink unit and drainer with mixer tap. Part tiled. Integrated oven. Four ring LPG hob with extractor hood over. Rear access door. Door to:-

### **Utility**

4'4" x 11'9"

With plumbing for automatic washing machine.

### **WC**

With low level flush w.c. Wash hand basin. Heated towel rail.

### **Landing**

Staircase to Landing

### **Bedroom 1**

15'2" x 10'9"

Radiator.

### **Bedroom 2**

11'8" x 11'4"

Radiator. Fitted wardrobe.

### **Bedroom 3**

11'6" x 7'10"

Radiator. Fitted cupboard.

### **Bathroom**

With low level flush w.c.. Pedestal wash hand basin and panelled bath with shower over and side screen. Heated towel rail. Fitted storage units.

### **Parking**

To the front of the property is off road parking leading to a double opening timber gate which gives access through the side/rear garden.

### **Gardens**

The property is situated on a good sized wrap around plot with south facing lawned gardens to the side/rear. A garden she is included in the sale.

### **Tenure**

Freehold

## **Council Tax**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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 C - Amount payable 2018 is £1,443.86

## **Viewing Arrangements**

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

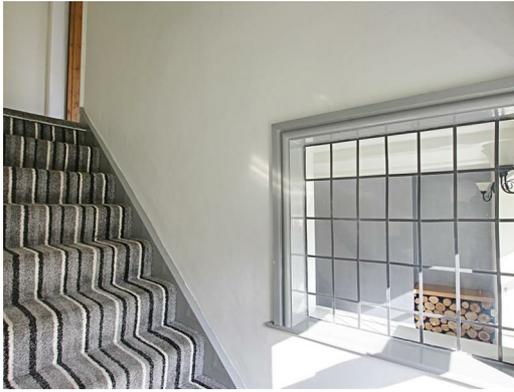
## **Making an Offer**

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.

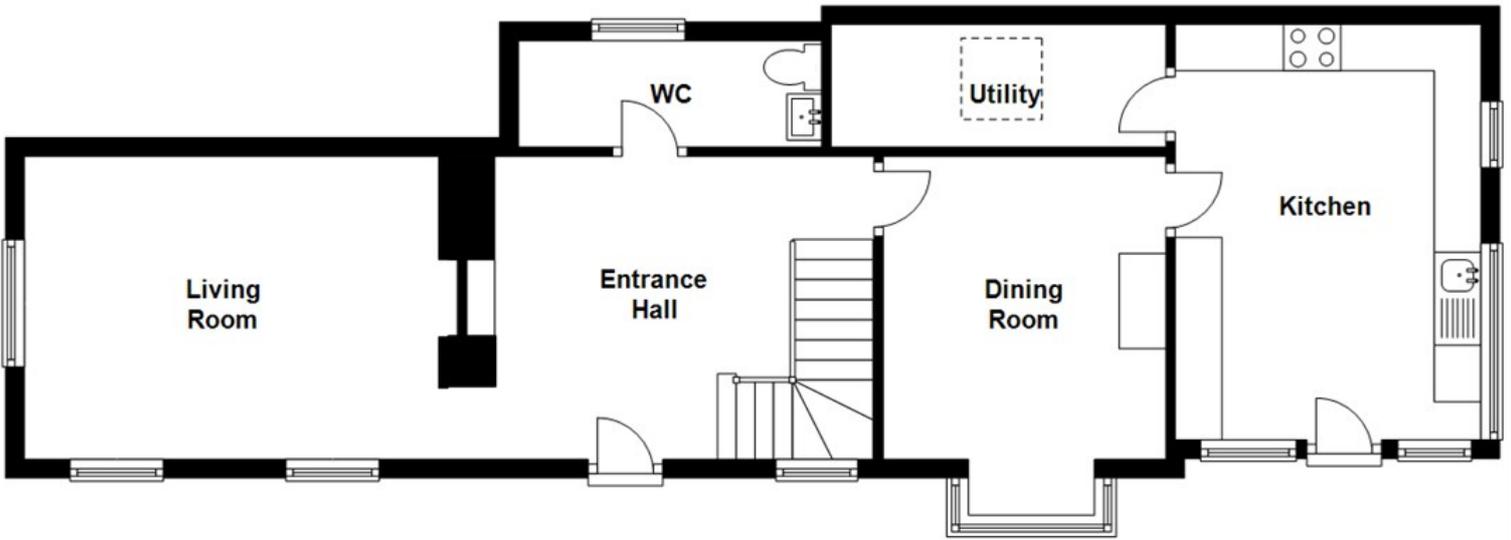
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



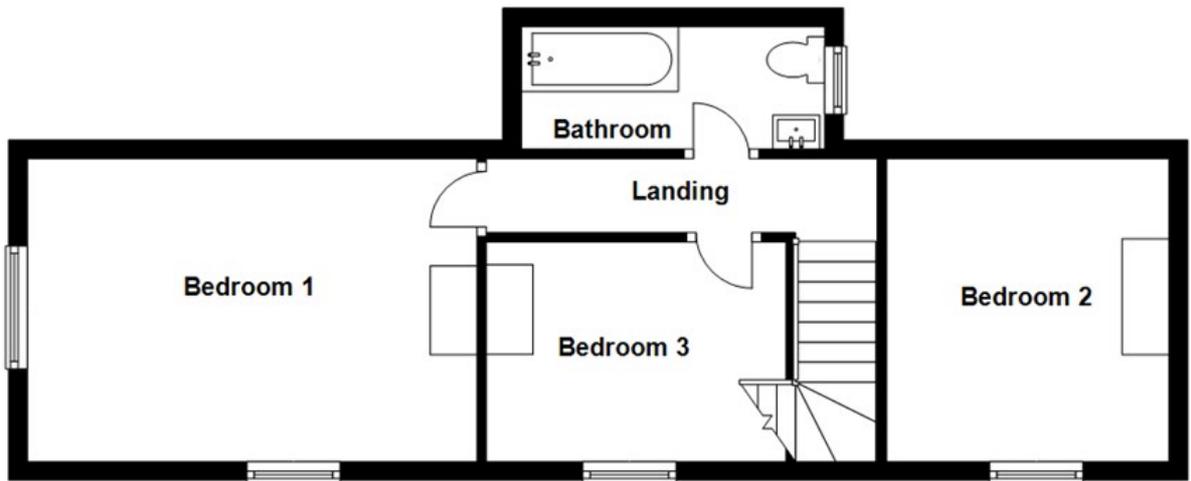




### Ground Floor



### First Floor



# Directions

From our Alford Office using the following postcode LN13 9AE S Market Pl, Alford Head north on S Market Pl/B1196 towards High St/A1104 Continue to follow B1196 361 ft B1196 turns right and becomes Church St/A1104 Continue to follow A1104 0.3 mi Turn right onto Bilsby Rd/A1111 Continue to follow A1111 0.8 mi Turn right onto Thurlby Rd/B1449 Continue to follow B1449 2.8 mi Turn right onto A52 2.6 mi Turn left onto Thames St Destination will be on the right 341 ft PE24 5PR Thames St, Hogsthorpe, Skegness

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G		15	
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			80
(69-80) C			
(55-68) D			
(39-54) E			43
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

