



CHOICE PROPERTIES

Estate Agents

9 Station Road,
Alford, LN13 9HY

Reduced To £320,000



Choice Properties are delighted to present to you this most spacious detached 3-bedroom bungalow standing in large gardens and situated on the outskirts of the charming historic market town of Alford. This superb light and airy bungalow features good sized rooms, a bathroom and separate shower room and also benefits from an outside storeroom, carport and a large driveway allowing for ample parking. Not to mention the beautiful rear gardens with allotment space and garden shed. We highly recommend viewing this lovely home at your earliest convenience.

With the added benefit of Gas Fired Central Heating and UPVC Double Glazed windows and doors. The well laid out internal accommodation of this beautiful bungalow consists of :-

Entrance Porch

6'03 x 4'03

Door leading to :

Hallway

Radiator. Power Points. Telephone Point. Storage Cupboards. Loft Access which is Partly Boarded and has pull down ladder & lighting.

Kitchen/Breakfast Room

15'05 x 10'10

Fitted wall & base units with work surfaces over. Stainless steel sink unit with tap & drainer. Electric oven set in fully tiled alcove and also houses an extractor hood. Plumbing and under counter space for dishwasher. Eye-level oven. Radiator. Power Points. Boiler.

Living Room

13'10 x 12'06

Radiator. Power Points. TV Aerial Point. Gas Fire set in Feature Surround. Sliding Doors leading to Conservatory and an Opening to:

Dining Room

12'06 x 9'05

Power Points.

Conservatory

15'04 x 12'06

Radiator. Power Points. Sliding Doors leading to Garden.

Bedroom 1

16'05 x 11'10 (maximum measurements)

Radiator. Power Points. Fitted Wardrobes. Bay Window.

Bedroom 2

11'10 x 11'06 (maximum measurements)

Radiator. Power Points. Fitted Wardrobes. Bay Window.

Bedroom 3

11'02 x 8'08

Power Points.

Shower Room

5'10 x 5'02

Walk in Shower, corner pedestal wash hand basin & low level flush WC.

Bathroom

10'11 x 7'01 (maximum measurements)

Consisting of panelled bath, low level flush WC & wash hand basin. Partly tiled. Work surface with space & plumbing for washing machine underneath.

Storeroom

8'10 x 7'03

Power & Lighting.

Carport & Driveway

A carport is attached to the storeroom and allows shelter for 1 vehicle. A nicely sized driveway allows for parking and with a large, gravelled area, there is plenty of space for multiple vehicles/caravans.

Gardens

To the rear of the property the garden is laid mainly to lawn and is bordered by beautiful and well-established shrubs, trees and plants. Directly outside the Conservatory there is a lovely patio space for dining and entertaining, as well as providing access to a garden shed. An allotment style space can then be found hidden behind one attractive border, which can also be accessed through an archway from the patio area. To the front of the property, the garden is laid mainly to lawn and stones for parking. A personal access gate can be found in the right corner as well as vehicular access on the left. Mature and attractive greenery borders the frontage on 2 sides with a low-level wooden fence separating next door on the other.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C - Amount payable for Council Tax Year 2022/23 £1,657.92

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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



