



CHOICE PROPERTIES

Estate Agents

Chafern Alford Road,
Bilsby, LN13 9PY

Reduced To £240,000



****OFFERING NO ONWARD CHAIN**** Choice Properties are delighted to offer for sale this spacious three-bedroom dormer bungalow. Situated in the sought-after village of Bilsby, on the outskirts of the historic market town of Alford. This lovely property enjoys open views over farmland to the rear and benefits from 2 reception rooms plus a large kitchen.

With the advantage of Gas Central Heating & UPVC Double Glazing the spacious well laid out internal accommodation consists of :-

Front Entrance Door

Leading into :

Entrance Hall

14'1" x 5'4" to widest dimensions

Radiator. Smoke Alarm.

Lounge

14' x 14'6" into bay

Bay window. Electric fire set in feature surround. Radiators. Power Points. Picture Rail.

Dining Room

14'1" x 13'4" to widest dimensions

Staircase to the first-floor landing. Radiator. Double opening 'French' doors leading out to the rear patio and garden. Picture Rail. Telephone Point. Fitted Storage Cupboard. Electric consumer unit. Power Points.

Kitchen

15'5" x 11'1" to widest dimensions

Fitted wall and base units with work surfaces over. Ceramic 1.5 bowl sink unit and drainer with mixer taps. Plumbing for washing machine and dishwasher. Radiator. Gas cooker point. Part tiled walls. Spot lighting. Gas combination boiler which supplies the central heating and hot water. Power Points.

Bedroom 1

12'1" x 11'0"

Radiator. Power Points. Picture Rail.

Bedroom 2

10'0" x 9'7"

Radiator. Power Points. Picture Rail.

Bathroom

10'4" x 5'4"

With three piece white suite consisting of a panelled bath with electric shower and screen over, pedestal wash hand basin and WC. Fully tiled walls. Tiled floor. Radiator.

Landing

Door to:

Dormer Bedroom 3

10'4" x 16'9"

Radiator. Power Points. Access to remaining loft space.

Driveway

Gravelled driveway with parking for multiple vehicles.

Garage

17'10" x 11'

With up and over garage door. Integral door to the Kitchen. Door leading out to the rear garden. Power and lighting.

Gardens

To the front of the property is a spacious lawned garden with metal storage shed. To the side is gated access to the rear garden which is also laid to lawn with a paved patio area and open views over farm land.

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 2021/22 - £1,603.27.

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

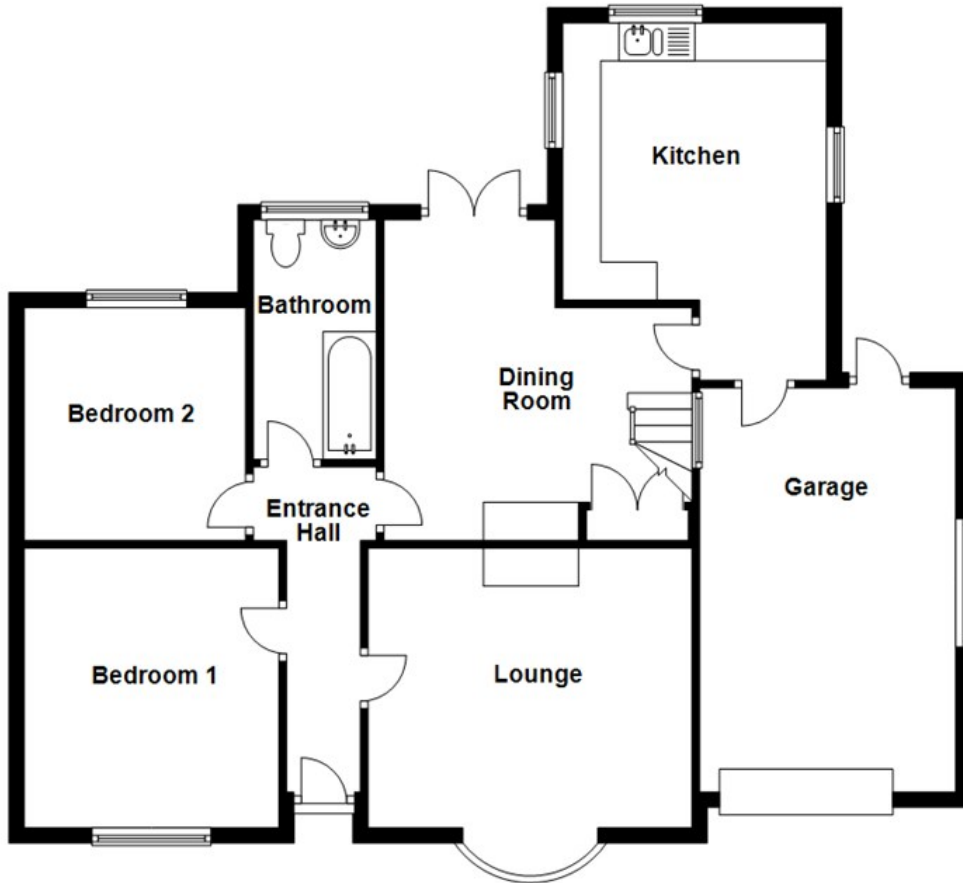
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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.

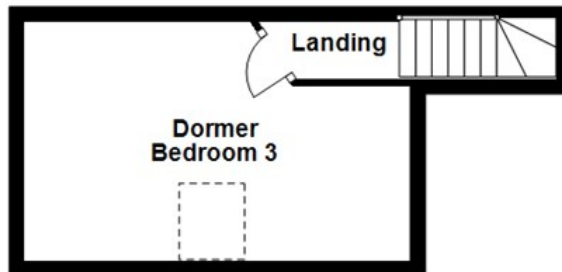




Ground Floor



First Floor



Directions

Take a left out of our Alford Office and head north along South Market Place, once at the junction with the Church take a right and head along East Street until you come to the junction sign posted to Sutton on Sea, take a right here and you will find Chafern on the left-hand side near the post box.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			47
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

