



CHOICE PROPERTIES

Estate Agents

2 Wallaces Yard,
Alford, LN13 9DD

Price £325,000



Choice Properties are excited to offer for sale this immaculate and very well presented three bedroom (one en-suite) detached bungalow located on this sought after modern development in the market town of Alford. The property will benefit from the remainder of the 10 year LABC builders guarantee. We highly recommend viewing.

This modern property has a high energy efficiency rating and benefits from having Gas central heating plus UPVC double glazed windows & doors. Internally the spacious well laid out accommodation consists of:

Front Entrance Door

leading into the :

Entrance Hallway

Spacious central entrance hallway with glazed double opening 'French' doors leading to the lounge. Radiator. Electric consumer unit. Smoke alarm. Access to the loft area.

Lounge

20'10" x 12'7"

2 radiators. T.V. aerial point. Double opening 'French' doors leading out to the rear patio and garden.

Kitchen/Dining Room

19'6" x 10'9"

Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Integrated electric double oven, gas hob and stainless steel filter hood. Integrated microwave and dishwasher. Tiled floor. Radiator. Extractor fan.

Utility Room

10'9" x 5'3"

Fitted base units with work surfaces over. Plumbing for washing machine and space for a tumble dryer. Tiled floor. Radiator. Door leading out to the rear garden.

Bedroom 1

15' x 10'9"

Fitted wardrobes with sliding mirrored doors. Door to:

En-suite Shower Room

5'8" x 5'4"

With white three piece suite which consists of a large shower enclosure with mixer shower, wash hand basin and WC, with dual push button flush. Chrome heated towel rail. Extractor fan. Electric shaver point. Part tiled walls.

Bedroom 2

12'8" x 12'

Radiator. Power Points.

Bedroom 3

10'10" x 10'9"

Radiator. Power Points.

Bathroom

6'6" x 6'1"

With white three piece bathroom suite which consists of a panelled bath with shower mixer taps, wash hand basin and WC with dual push button flush. Half tiled walls. Chrome heated towel rail. Extractor fan.

Driveway

Spacious block paved driveway with ample parking for several vehicles.

Double Garage

With two up and over garage doors. Power and lighting.

Gardens

To the front of the property is a small lawned garden with feature planting and a paved path with gates leading through to the enclosed rear garden which is also laid to lawn with paved patio and paths.

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.

Viewing Arrangements

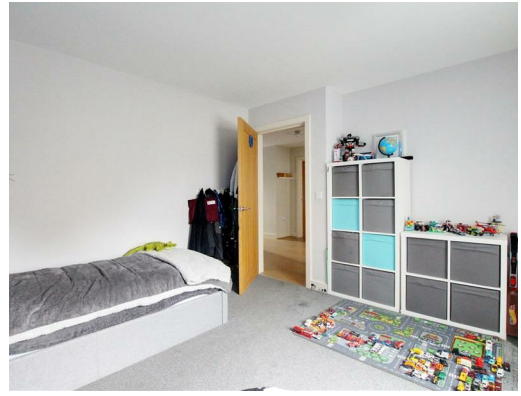
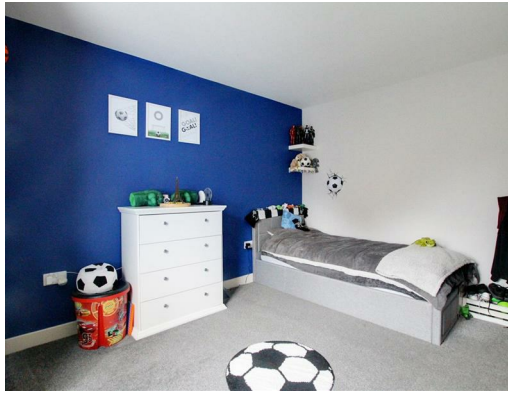
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

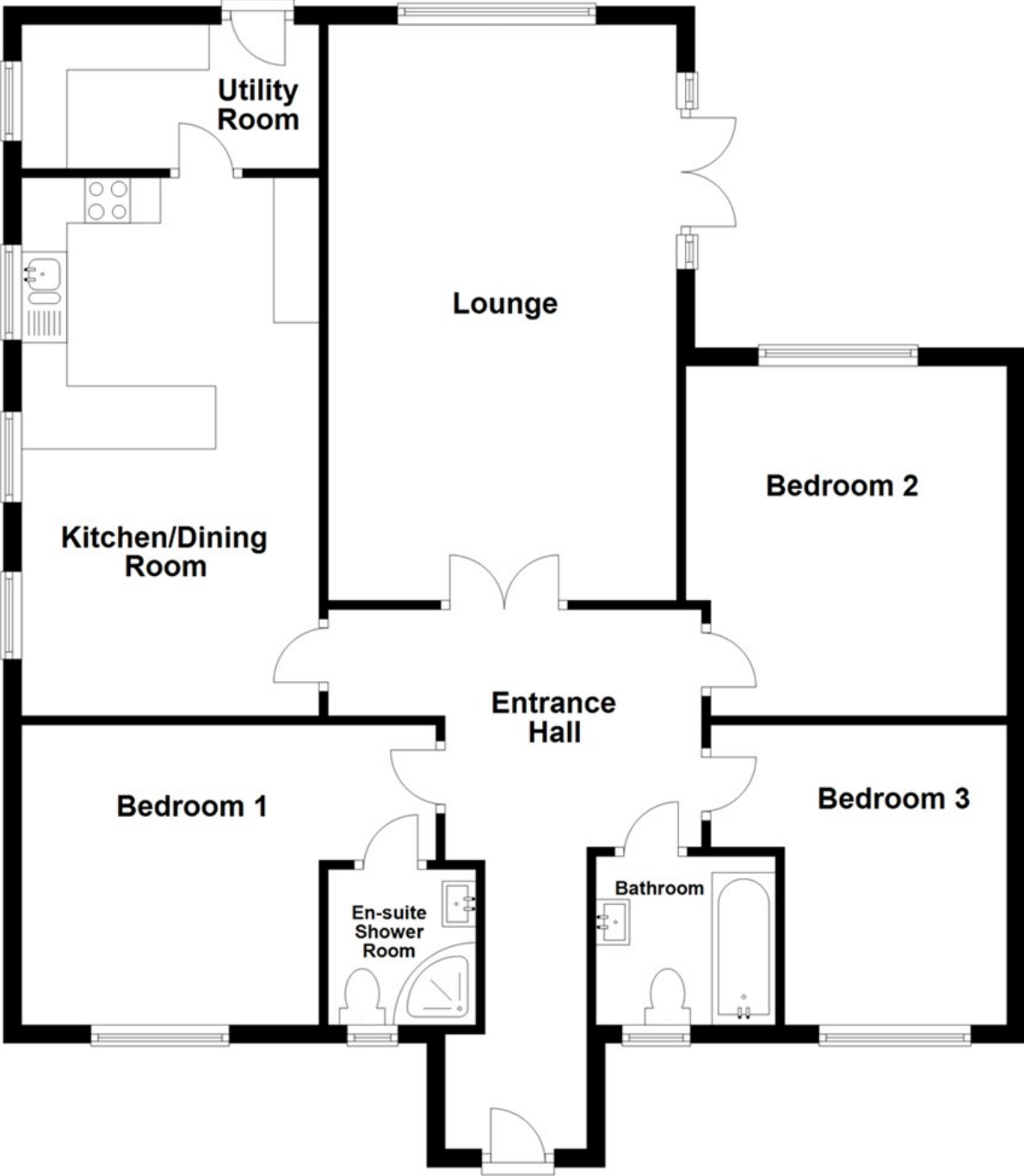
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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



Directions

From our Alford office head towards the church then at the junction turn left onto High Street. Keep on this road and Wallaces Yard can be found on your right hand side shortly before you leave the town.

