



CHOICE PROPERTIES

Estate Agents

Mandalay Alford Road,
Huttoft, LN13 9RB

Price £335,000



Choice Properties are delighted to bring to market this most spacious detached, individual brand new bungalow which has been built to a high specification. Offering 3 Bedrooms (1 en suite) this lovely home sits in good sized gardens and has the benefit of a detached garage. Situated in the country village of Huttoft and only a short drive from the coast we highly recommend viewing this bespoke home which is to be sold with NO UPPER CHAIN.

The spacious home has the benefit of Oil Fired Underfloor Heating and UPVC Double Glazing and internally comprises:-

Entrance Hallway

10'5" x 5'5"

With UPVC Entrance Door. Power points. Loft access to roof space.

Kitchen/Diner

18'10" x 11'7"

With fitted wall, base and drawer units with work surfaces over. Integrated Electric oven, hob and extractor hood. Integrated Fridge/Freezer and Dishwasher. Sink Unit and drainer with mixer tap. Breakfast bar. Power points. Dining area with patio doors leading on to the patio area.

Utility Room

7'10" x 5'5"

With wall and base units with work surfaces over. Sink unit and drainer with mixer tap. Plumbing for automatic washing machine. Oil Fired Boiler which supplies the underfloor heating. Power points. Rear Access door.

Lounge

16'5" x 11'7"

Feature Fireplace. Power points.

Bedroom 1

11'7" x 13'0"

Power points. Door to:-

En-suite Shower Room

11'7" x 2'11"

With shower cubicle, wash hand basin and push button flush wc.

Bedroom 2

11'3" x 10'0"

Power points.

Bedroom 3

12'4" x 8'6"

Power points.

Bathroom & w.c.

6'8" x 6'4"

With panelled bath with shower over, pedestal wash hand basin and push button flush w.c. Part tiled. Heated towel radiator.

Driveway

With ample parking space.

Detached Garage

With up and over door.

Gardens

The bungalow stands on a good sized plot with gardens to the front and rear.

Tenure

Freehold

Council Tax Band

To be confirmed.

Viewing Arrangements

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

Making an Offer

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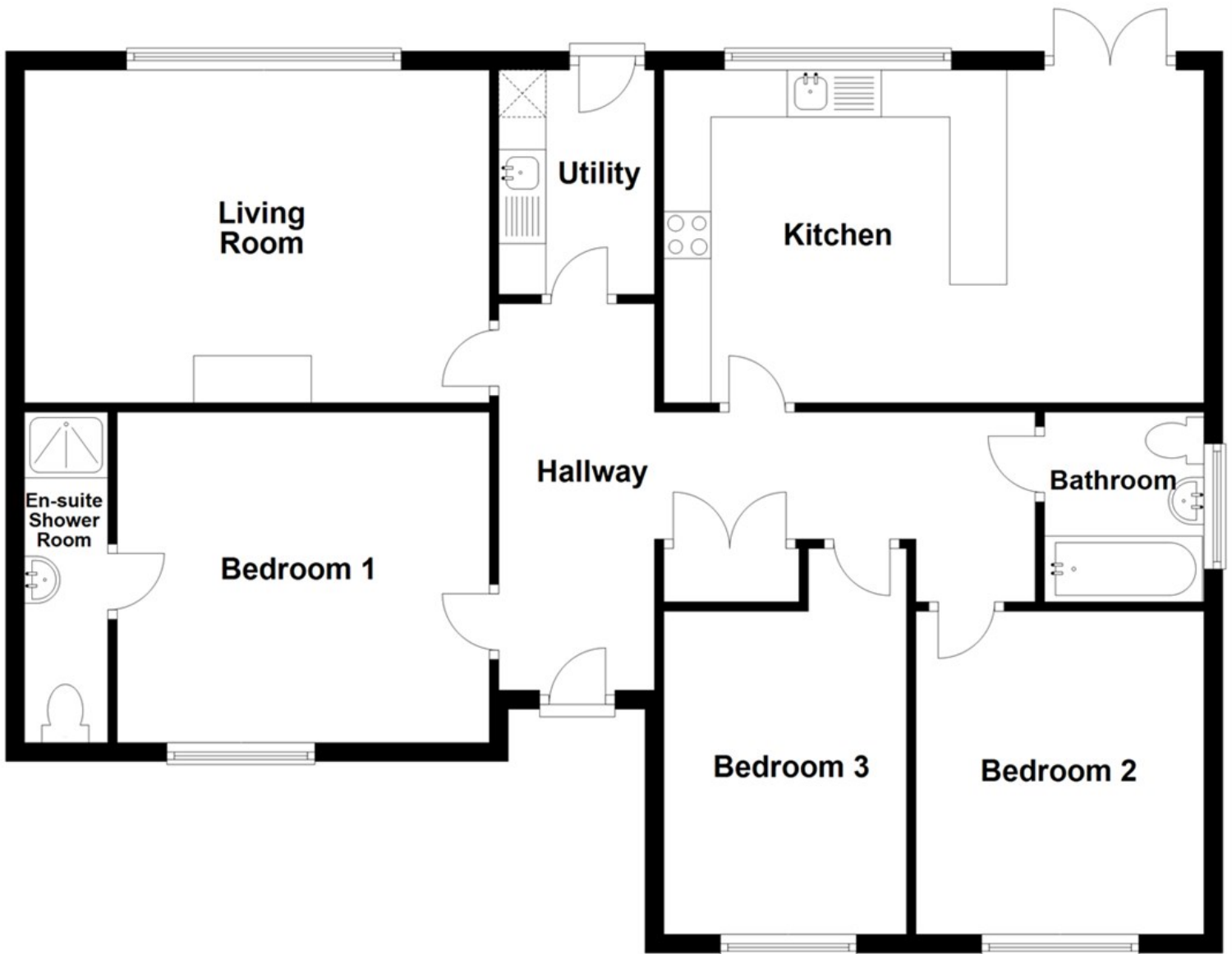
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Ground Floor

Approx. 102.1 sq. metres



Total area: approx. 102.1 sq. metres

Directions

From our Alford office head East in the direction of Bilsby. As you pass through the village turn right after the petrol station in the direction of Mumby. After a long straight road you will come to a junction with the A52, turn right and enter the village of Huttoft. Alford Road can be found on your left hand side after the petrol station and New Bungalow is a little way down on your left.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 91 | 93 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
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