



CHOICE PROPERTIES

Estate Agents

3 Mill Close,
Alford, LN13 9EE

Reduced To £325,000



It is an absolute pleasure for Choice Properties to bring to the market this delightful detached bungalow which occupies a spacious corner plot in a sought after location within the charming historic market town of Alford. This special property boasts a well laid out interior with open plan living space, integral garage, off road parking and the all important spacious gardens to the rear, one not to be missed.

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

Front entrance door to:

Lobby

4'7" x 4'3"

Door to:

Hallway

L-shaped. Radiator. Thermostat control for the central heating. Access to the loft area. Smoke alarm. Storage cupboard. Airing cupboard housing the hot water cylinder with immersion heater. Integral door to the garage.

Lounge

16'11" x 13'3"

Bay window to front. 2 radiators. Gas fire set in feature stone surround. Centre lighting. Opening leading though to:

Dining Room

9'1" x 10'10"

Radiator. Centre lighting. Sliding patio door leading out to the rear patio and garden.

Kitchen

16'7" x 9'3"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and gas hob. Plumbing for dishwasher. Radiator. Spot lighting. Extractor fan. Part tiled walls. Door to:

Utility Room

7'2" x 7'7"

Fitted base units with stainless steel sink unit. Plumbing for washing machine. Part tiled walls. Gas boiler which supplies the central heating and hot water. Rear door.

WC

6'5" x 2'11"

With w.c. and wash hand basin. Radiator.

Bedroom 1

12'7" x 10'9"

Bay window to front. Radiator. Fitted wardrobes with mirrored doors.

Bedroom 2

9'1" x 13'9"

Radiator.

Bedroom 3

11'0" x 7'3"

Radiator.

Bathroom

9'1" x 9'2"

Four piece bathroom suite with panelled bath, shower enclosure with mixer shower, pedestal washhand basin and w.c. Half tiled walls. Radiator. Extractor fan. Electric heater.

Driveway

Garage

18'5" x 9'11"

Up and over garage door. Side access door. Electric consumer unit. Power and lighting.

Gardens

To the front of the property is a gravelled garden with feature planting. To the side is gated access to the spacious rear garden which is laid to lawn with a variety of trees and plants plus a paved patio area and summerhouse. Greenhouse. Outside water tap. Vegetable garden and potting shed.

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 D.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Viewing arrangements

By appointment through Choice Properties on 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.

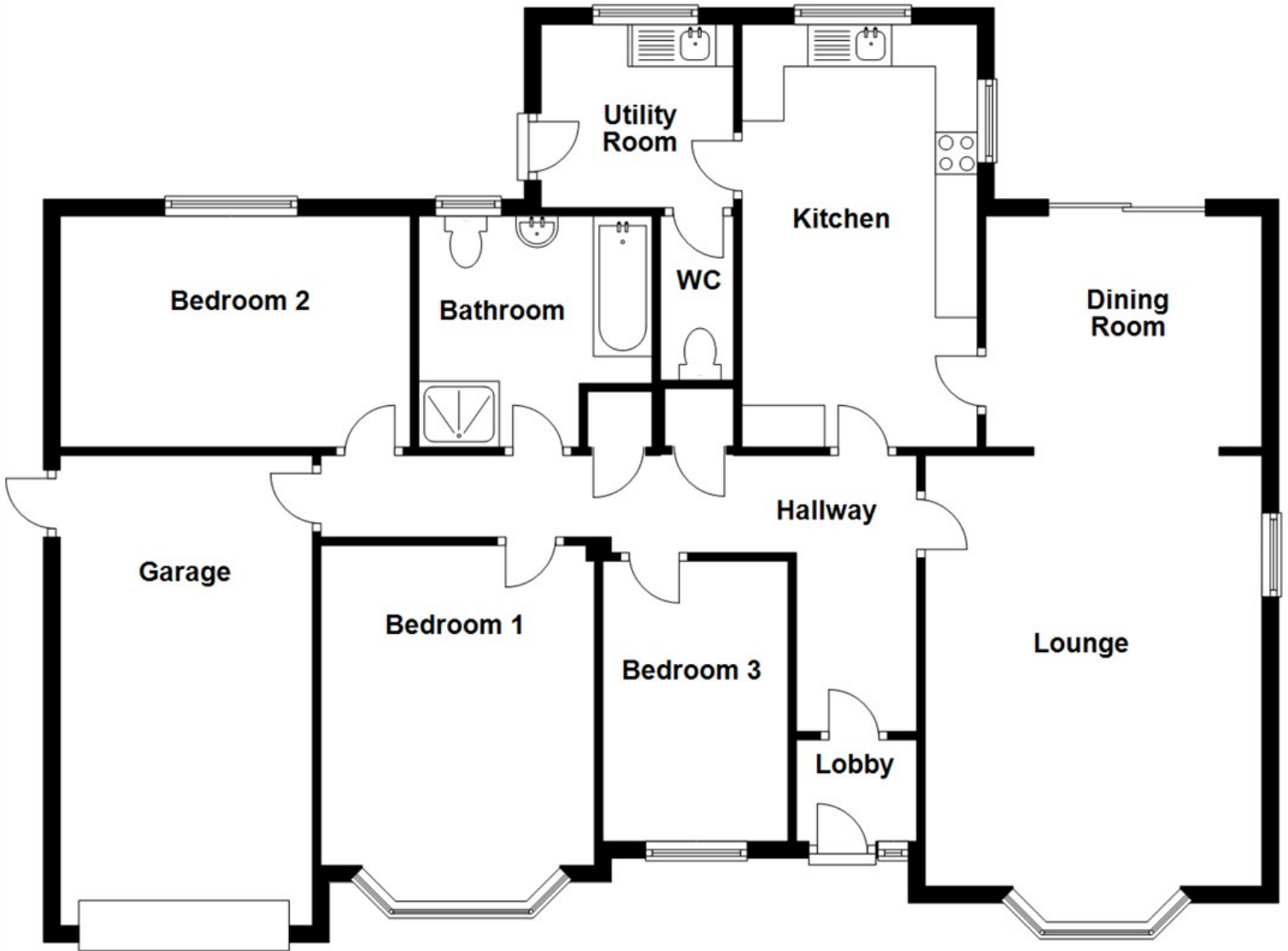
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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



Directions

From our Alford office head East to the Church, at the junction turn right onto Church Street/East Street then turn right again just after the Garage onto Millers Way and then left into Mill Close.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			66
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

