



# CHOICE PROPERTIES

*Estate Agents*

Skye, 78 Chantry Road,  
Alford, LN13 9HW

Price £350,000



It is a pleasure for Choice Properties to bring to the market this most spacious three bedroom detached bungalow. Situated in the quiet and charming market town of Alford and benefiting from two garages, three double bedrooms, three toilets and a well maintained garden, this characterful property is also offered with no onward chain, so early viewing is advised to avoid missing out.

The remarkably spacious and well laid out accommodation comprises:

### **Hallway**

Front uPVC door leading into the 'L-shaped' hallway, fitted with two large double storage cupboards, the wall mounted 'Honeywell' thermostat and a telephone point. Doors leading to:

### **Reception Room**

14'04" x 12'11" extending to 19'10" x 16'00"

Light and airy reception room with double aspect windows and fitted with an electric fireplace set in a feature surround with a wooden mantle, a TV aerial and two wall lights.

### **Kitchen**

14'4" x 13'10"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with an integrated extractor hood over, space for a dishwasher, space for a chest freezer, picture windows to rear aspect; over-looking the garden, part tiling to the walls and a TV aerial.

### **Bedroom 1**

13'0" x 12'10"

Spacious double bedroom with two fitted double wardrobes, two wall lights a telephone point and a TV aerial.

### **Bedroom 2**

11'1" x 12'0"

Spacious double bedroom with two fitted double wardrobes and a TV aerial.

### **Bedroom 3**

13'0" x 9'11"

Double bedroom with two fitted double wardrobes.

### **Bathroom**

8'06" x 9'11"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, his and hers pedestal hand wash basins with single hot and cold taps on both and a WC with cistern lever, tiled splashbacks, six wall lights, a shaver point and an 'Xpeliar' extractor fan.

### **Shower Room**

4'07" x 6'09"

Fitted with a three piece suite comprising a tiled shower cubicle with a mains fed shower over, pedestal hand wash basin with single hot and cold taps, and a WC with cistern lever, 'Sector' extractor fan and a shaver point.

### **Sun Room**

10'00" x 25'01"

Benefitting from two sets of sliding patio doors to the garden, a telephone point, TV aerial and four wall lights.

### **Utility Room**

8'1" x 7'5" extending to 11'05"

L-shaped utility room fitted with base units with worktop over, two bowl stainless steel sink with drainer and single hot and cold taps, part tiling to the walls, ample spaces for various utilities and a door leading to the garage.

### **WC**

4'3" x 3'9"

With a WC with cistern lever, pedestal hand wash basin with single hot and cold taps, tiled splashbacks and an 'Xpeliar' extractor fan.

## **Garage**

25'9" x 11'5"

With an up and over door, power and lighting, side window, outside tap, loft access and the garage also houses the mains gas 'Ideal Mexico' floor standing combination boiler; supplying both the central heating and hot water systems.

## **Driveway**

Providing off road parking.

## **Detached Garage**

15'11" x 9'02"

With an up and over door, rear window and side pedestrian door.

## **Garden**

To the rear of the property you will find a privately enclosed garden, laid to lawn with timber fencing to the boundaries. The well established rear garden also benefits from an array of shrubbery and hedging, as well as an outside tap and access to the detached garage. Further to the sun room, adjoining this is a pleasant undercover seating area, which would allow for this beautifully kept garden to be enjoyed all year round.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 462277

## **Opening hours**

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. 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.

## **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

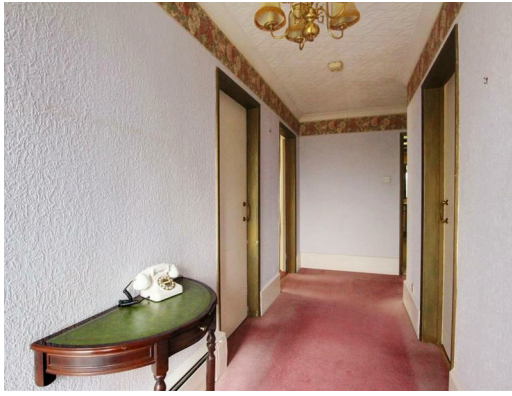
LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D

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.

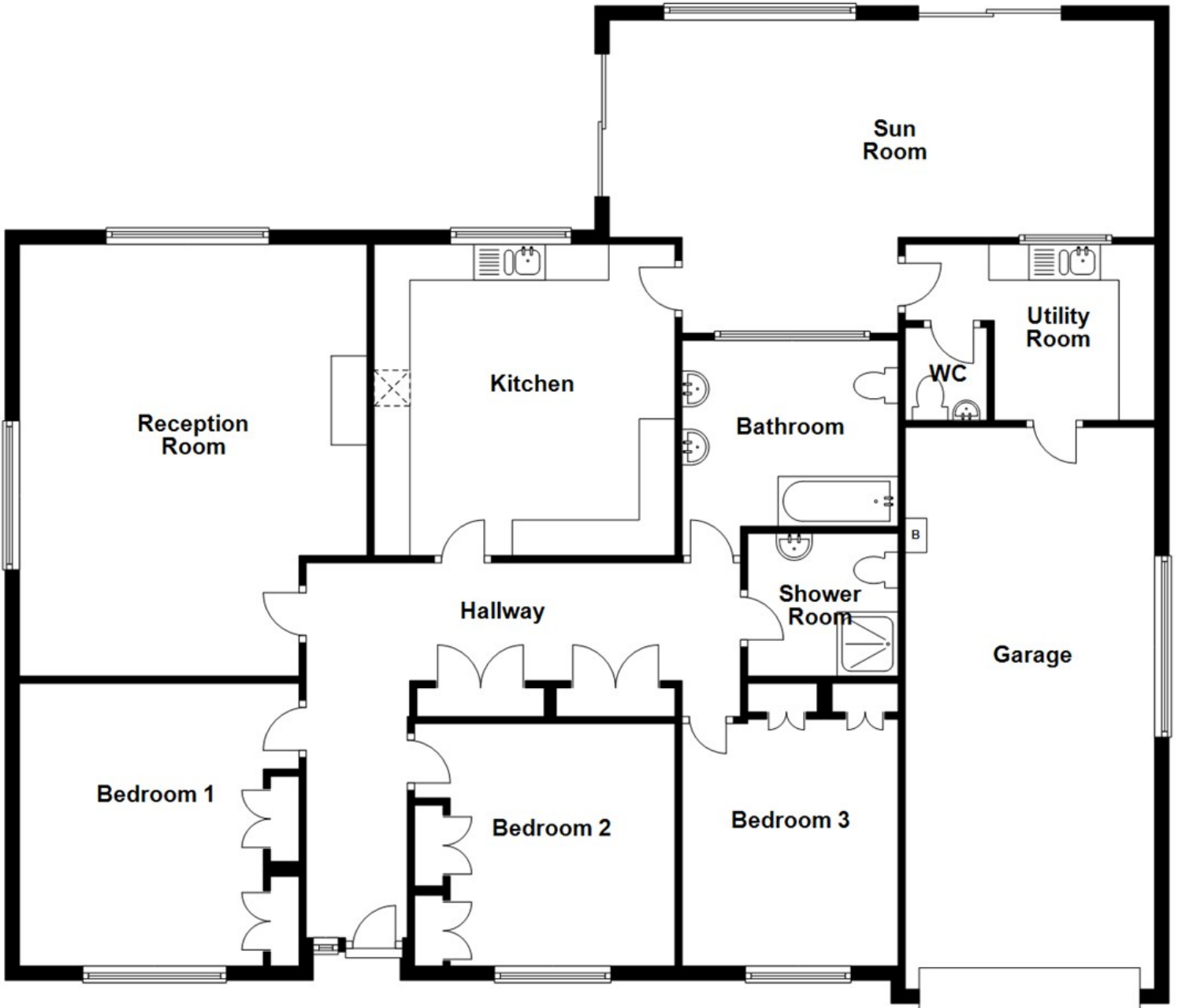






## Ground Floor

Approx. 185.0 sq. metres (1991.5 sq. feet)



Total area: approx. 185.0 sq. metres (1991.5 sq. feet)

# Directions

Take a left out of our Alford office and head north towards the junction with the Church ahead. Take a left here onto West Street, A1104 and continue along until you reach Bourne Road on the left hand side. Take a left here and continue along Bourne Road until you reach the end, take a right here onto Chantry Road and continue along where number 78 can be found on your right hand side a little way down.

