



# CHOICE PROPERTIES

*Estate Agents*

5 Holywell Road,  
Alford, LN13 9BB

Price £325,000



Choice Properties are delighted to present this charming detached bungalow, occupying a sought after residential position in the historic market town of Alford. This impressive property boasts two bedrooms, a kitchen and separate utility and a bright and airy sunroom that offers a spacious and inviting atmosphere.

One of the highlights of this property is the separate self-contained annexe, providing flexibility and additional living space for guests or family members. With parking available for multiple vehicles, convenience is at the forefront of this home.

The low maintenance gardens are perfect for those who appreciate outdoor space without the hassle of extensive upkeep. Whether you're looking to relax in the sunroom or enjoy the tranquillity of the garden, this property offers a wonderful blend of indoor and outdoor living.

Don't miss the opportunity to make this two-bedroom detached bungalow with its unique features your new home. Contact us today to arrange a viewing and experience the charm of this lovely property on Holywell Road.

Benefitting from gas central heating and uPVC double glazing, this light and bright accommodation comprises:

### **Entrance Porch**

9'0" x 12'1"

Composite front entrance door. uPVC double doors to the entrance hall.

### **Entrance Hall**

14'1" x 9'11"

A most spacious entrance hall.

### **Kitchen**

12'9" x 13'0"

Fitted with wall and base units with work surfaces over, ceramic sink unit and drainer with mixer tap over, integral oven and integral combination microwave, integral four ring induction hob with extractor over, integral full length fridge and integral full length freezer. Under counter and low level lighting. uPVC stable door to the garden. Part tiled walls. Cupboard housing the wall mounted 'Ideal' combination boiler.

### **Utility**

6'3" x 5'9"

Fitted with work surfaces and plumbing for a washing machine.

### **Reception Room**

12'9" x 9'11"

A cosy reception room, found through double opening doors. TV aerial point. Loft access. Remote controlled colour changing lighting.

### **Sun Room**

12'9" x 17'4"

Light and airy sun room providing more living space with large sliding doors to the garden. Spot lighting.

### **Bedroom 1**

13'0" x 13'0"

Spacious double bedroom. Built in wardrobes. TV aerial point.

### **Bedroom 2**

12'11" x 11'10"

Spacious double bedroom. Built in wardrobes. TV aerial point.

### **Bathroom**

7'4" x 8'4"

Fitted with a white three piece bathroom suite consisting of a panelled jacuzzi bath tub with taps and mains fed shower over, hand wash basin set in vanity unit and dual flush wc. Tiled walls.

### **Annexe**

20'4" x 10'1"

Fitted with base units with work surfaces over and a resin sink unit and drainer with mixer tap over. Remote controlled colour changing lighting.

### **Annexe Shower Room**

3'11" x 8'2"

Fitted with shower enclosure with mains fed shower over and wc. Part tiled walls.

### **Office**

Currently used as a home office.

## **Garden**

The property is fronted by a low maintenance gravelled garden with a paved seating area, attractive pond and low level brick wall to the front. To the rear of the property is a privately enclosed rear garden with timber fencing to the boundaries. The property has a lawned area as well as a timber deck, currently used for a hot tub, but is mainly laid to resin for ease of maintenance. A useful timber shed is also included.

## **Shed**

9'11" x 10'1"

Providing extra storage space.

## **Driveway**

Providing off road parking.

## **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](http://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**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm.

## **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.

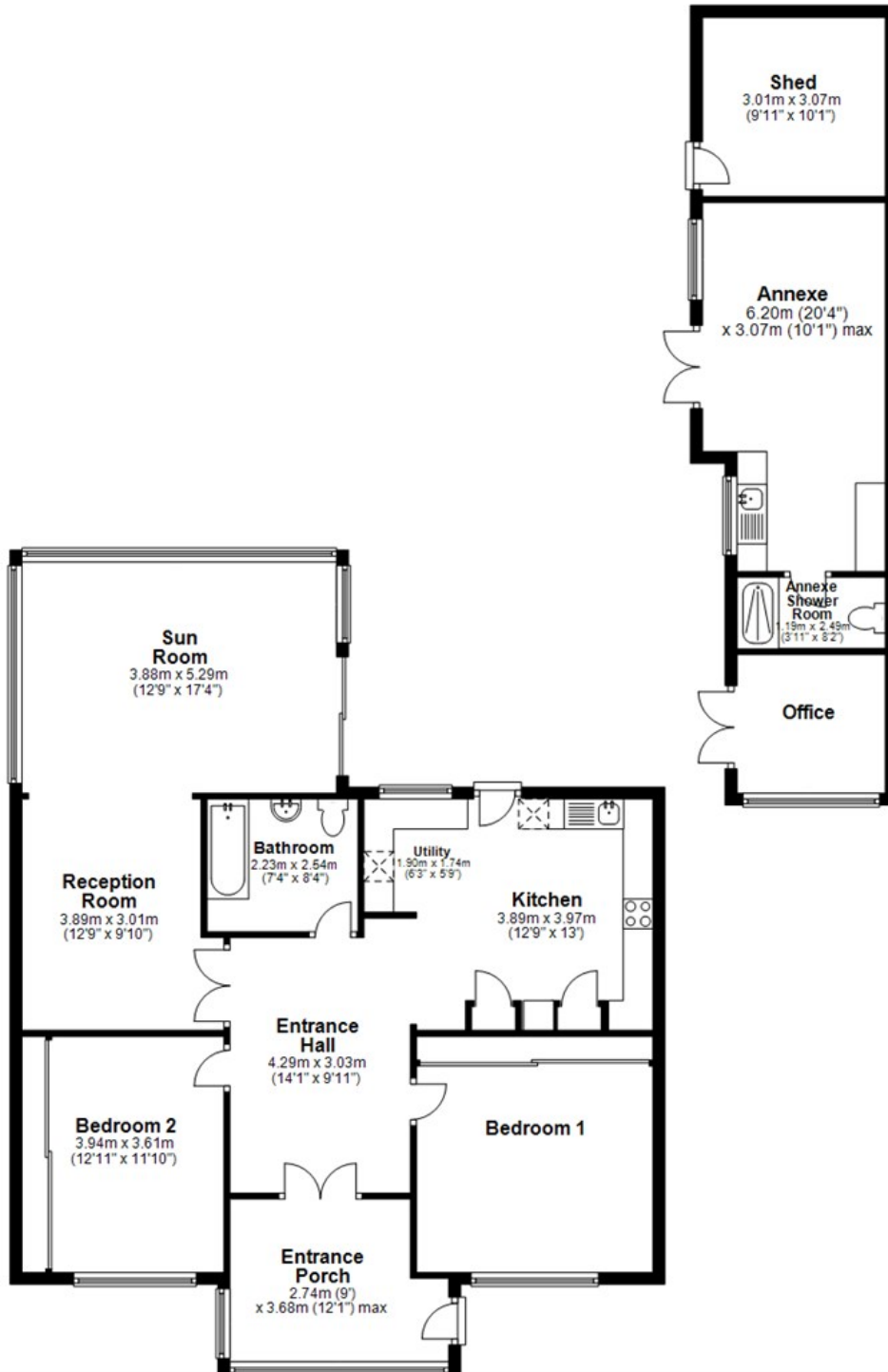
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**Ground Floor**



# Directions

From our office head South along South Street, after the park turn right onto Hamilton Road then immediately left onto Parsons Lane. Turn left again into Holywell Road and number 5 can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		58
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

