



**Avolan Church Lane, Alvingham, Louth, LN11 0PY**  
**Asking Price £165,000**

**\*NO ONWARD CHAIN\* \*Non-Standard Construction\***

TES Property bring to the market this detached bungalow located in the pleasant village of Alvingham, only 3.9 miles to the popular market town of Louth. This property is in need of modernization throughout and internally consists of two double bedrooms, kitchen, living room, utility, shower room and W.C. Sitting on a spacious corner plot with wraparound gardens with a single detached garage, coal store and wooden shed, along with a wide range of mature shrubs, trees and bushes throughout.

**\*We have been advised that the property is non-standard construction\***



**Front Porch 6'2" x 10'2" (1.89m x 3.11m )**



With dwarf brick wall with uPVC double glazed windows to all three exterior walls, wall lighting and door into hallway.

**Hallway**

With coving to the ceiling, electric heater, two built in storage cupboards and access to both bedrooms, living room, W.C and shower room.

**Breakfast Kitchen 9'0" x 10'5" (2.75m x 3.18m )**



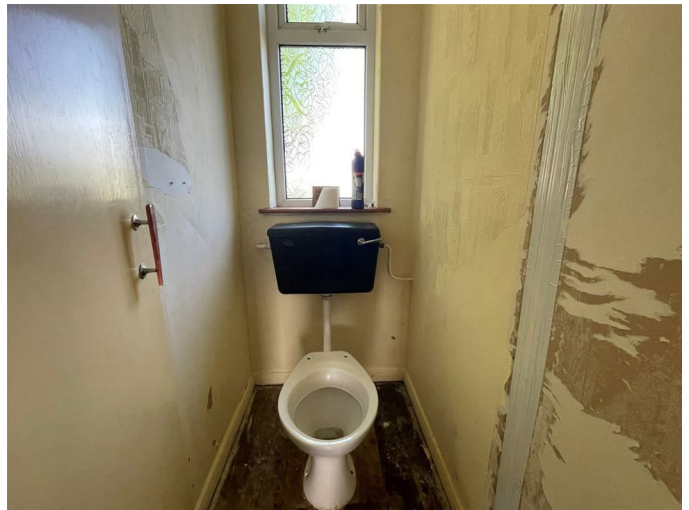
Fitted with a range of wall, base and drawer units with worktop over, partly tiled walls, one bowl stainless steel sink unit with drainer, lino flooring, built in storage cupboard to one wall, breakfast bar to one wall, space for oven and larder fridge. A door leads into the utility.

**Utility 6'7" x 7'1" (2.02m x 2.16m )**



With uPVC double glazed window to the rear and side and door to side leading to garden.

**W.C 2'11" x 4'7" (0.89m x 1.42m )**



With W.C and uPVC double glazed window to the rear.

**Living Room 15'1" x 10'5" (4.61m x 3.20m )**



With feature coal fireplace, uPVC double glazed windows to the front and side, built in storage cupboard, wall lighting and electric heater.



### **Bedroom 1 11'10" x 10'4" (3.63m x 3.16m )**



Double bedroom with uPVC double glazed window to the front and coving to the ceiling.

### **Bedroom 2 11'10" x 10'4" (3.63m x 3.16m )**

Double bedroom with built in wardrobes to one wall, coving to the ceiling and uPVC double glazed window to the rear.

### **Shower Room 5'2" x 7'2" (1.60m x 2.19m )**



Fitted with a two piece suite comprising a large walk in shower cubicle with glass shower screen and wash hand basin. There is a uPVC double glazed privacy glass window to the rear and built in airing cupboard which houses the hot water cylinder.

### **Outside**



The property is fronted with a sizeable driveway which provides off road parking for multiple vehicles and leads down to a single detached garage. The wraparound gardens are mainly laid to lawn with a variety of mature shrubs, trees and bushes throughout with a pathway leading around the property with hedging to the boundary. The garden features a coal store, garden shed and outside tap.

### **Agent Notes**

We have been advised that the property is non standard construction with timber framing.

### **Services**

Mains water, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

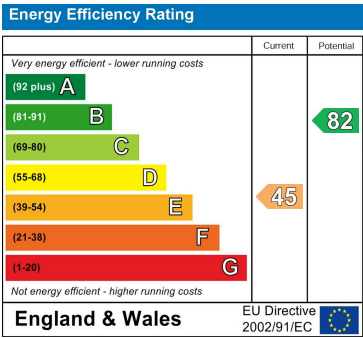
Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

Floor Plan

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.