



## 27 AND 28 HANBY LANE

ALFORD, LN13 9BN

**£149,950**  
**FREEHOLD**

Releasing the final phase of this exclusive development, these two bedroomed properties offers well planned living accommodation and quality finishes throughout.



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## 27 AND 28 HANBY LANE



### DESCRIPTION

Releasing the final remaining two bedroomed townhouses on this executive development, we proudly introduce Number 26 (Plot 3) and Number 27 (Plot 4) on Hanby Lane, conveniently situated with the well serviced market town of Alford. The beautifully finished Kitchen offers a fantastic range of quality fully integrated appliances to include oven, induction hob with extractor hood over, fridge, freezer and washing machine as well as a useful Utility Storage Cupboard.

Flowing onto the Open Plan Living Dining Area, this is an ideal space for entertaining and convenient everyday living providing a welcoming spacious area to easily accommodate a dining table, comfy sofas and media outlets with a large door opening onto the rear garden. The Ground Floor concludes with another handy understairs storage closet and WC Cloakroom.

Rising upwards to the First Floor, Bedroom One offers ample space for a kingsize bed and a further array of bedroom furniture with ease.

The Family Bathroom is elegantly finished with neutral tiling, bath with direct feed shower above and vanity units beneath the wash hand basin. Bedroom Two is also of generous proportions, easily accommodating a kingsize bed and further bedroom furnishings as well.

Outside the enclosed rear garden enjoys a west facing disposition and is fully fenced, set to lawn

with textured paved patio and external lighting. The rear courtesy gate allows ease of access to the rear parking courtyard as well.

With a 6 year Professional Consultants Certificate for added peace of mind, these fabulous homes are ready to view now!

### KITCHEN

The Kitchen Area provides a modern yet timeless range of quality fitted units with complimenting worksurface and upstands in a convenient 'U' shape design and with further units to eye level.

The quality finishes and thoughtfulness of this home's design continues with a range of fitted integral appliances to include washing machine, fridge, freezer, electric fan oven, four ring induction hob and complimenting chimney style extractor above.

With stylish composite entrance door, window to the front and recessed downlighting, the space blends seamlessly onto the Open Plan Living Dining Area and with doors to the WC, and Utility Cupboard.

Plot 3 - the fitted kitchen includes stone coloured units with black furnishings, inset black resin sink unit and oak effect worksurfaces and breakfast bar area

Plot 4 - the fitted kitchen includes grey coloured units with black furnishings, inset black resin sink unit and marble effect white and grey worksurfaces and breakfast bar area

## UTILITY CUPBOARD

A useful space ideal for storage and household cleaning items including double socket and lighting point.

## WC

Having an obscured glazed window to the front, towel rail radiator, vanity wash hand basin with gloss finished units and tiled upstands, WC, electrical consumer unit to wall.

## OPEN PLAN LIVING DINING AREA

A great family space enjoying lots of natural light thanks to a rear facing window as well as the rear door and complimenting side panels that open up onto the gardens.

Offering flexible layout options that can easily accommodate comfy sofas, armchairs and media outlets with a wall mounted TV point and still providing an adjacent spacious Dining Area. This stunning open plan space and is concluded with a useful understairs storage closet as well.

## FIRST FLOOR LANDING

Rising onwards upstairs, the return staircase leads us to the spacious First Floor Landing with loft access hatch, the Family Bathroom and Two Double Bedrooms.

## BEDROOM ONE

Situated to the rear, this spacious bedroom has two windows, TV point and provides ample space for a kingsize bed and wardrobes, dressing table and bedside units.

## FAMILY BATHROOM

With contemporary tiling, the Family Bathroom is a luxurious room to relax and unwind in with panelled bath, side splash-screen and direct feed shower over, vanity wash hand basin with gloss finished units, WC, towel rail radiator and recessed downlighting.

## BEDROOM TWO

The Second Bedroom is also of well sized proportions, with two windows to the front elevation, space for a kingsize bed dressing table and bedside units with a furnishings recess to the far wall, complete with TV point. This Bedroom also includes a large closet with double doors housing the wall mounted 'Ideal' gas fired combi boiler.

## OUTSIDE

The Front Garden is landscaped with pebble finishing's, wrought iron railings and block paved pathway to the composite entrance door with external feature lighting.

The Rear Garden is fully fenced, set to established lawn and offers a generous paved patio area with a paved pedestrian footpath leading onwards to the rear garden gate and concluding at the allocated parking courtyard. This property features 1 allocated/numbered parking space.

## AGENTS NOTE

Please note, the internal photographs used are from the fully finished Plot 1 which has sold - finishes will therefore differ as demonstrated by the Kitchen photographs and flooring choices are available by separate negotiations.

## 27 AND 28 HANBY LANE





Plot 3, Hanby Lane, Alford

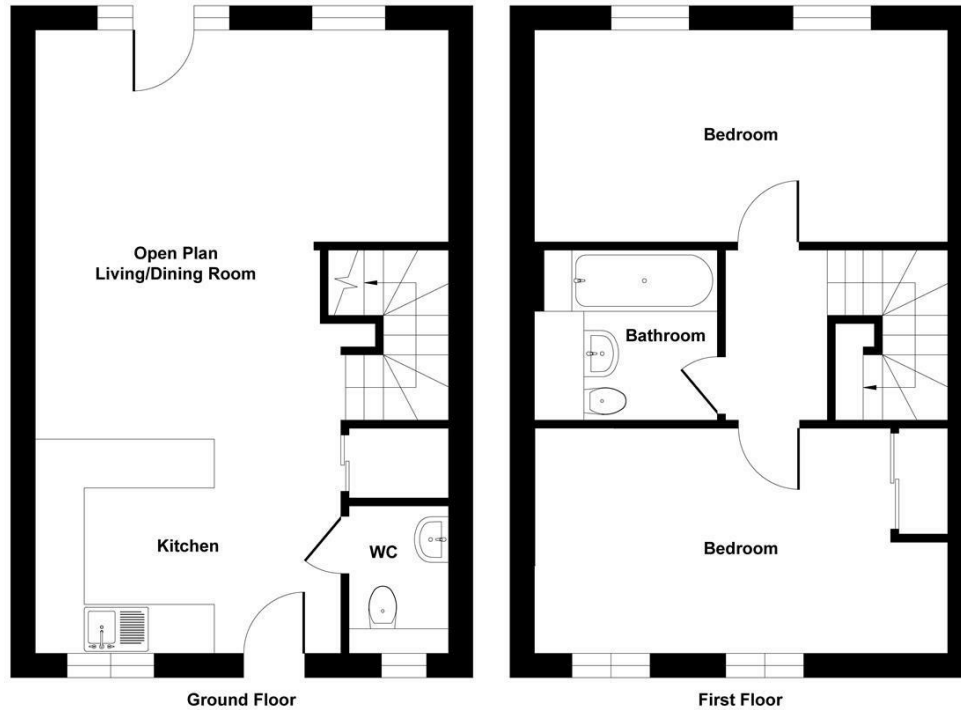


Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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