

# Gastons Sutton Road, Markby, LN13 9QJ

Price £259,950



With open views to both the front and rear Choice Properties are delighted to present to you this most spacious detached 3 bedroom bungalow with spacious Conservatory & Garage. Located in the small country village of Markby on the outskirts of the historic market town of Alford this beautiful home stands in good sized lawned garden and has been lovingly re-furbished by it's current owners. Viewing is Highly Recommended!

With the added advantage of Gas Central Heating, UPVC Double Glazing and LED lighting and speakers in two Bedrooms and Kitchen the well laid out internal accommodation consists of:-

### **Entrance Hall**

With UPVC double glazed entrance door with glazed panels to each side. Radiator. Power points. Loft access with pull down ladder to loft space.

### **Lounge**

10'0" x 16'0"

With large picture window. Radiator. Power points. T.V. aerial point.

### **Kitchen/Dining Room**

20'0" x 9'0"

With fitted wall and base units which incorporate a wine rack and drawer sets with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Part tiled metro style walls. Smeg Gas hob with extractor hood over. Stoves electric oven. Microwave space. Plumbing for automatic washing machine. Plumbing for dishwasher. Power points. T.V. aerial point. 2 radiators. LED Lighting. Speakers to ceiling. Door to:-

### **Conservatory**

Tiled floor. Radiator. Power points. Double doors opening on to the decked area.

### **Bedroom 1**

10'0" x 13'0"

Radiator. Picture window to the front. Power points. LED lighting. Speakers to ceiling.

### **Bedroom 2**

9'7" x 12'0"

Radiator. Power points. LED Lighting. Speakers to ceiling.

### **Bedroom 3**

5'6" x 8'8"

Radiator. Power points.

### **Bathroom**

With 'L' shaped bath with mains shower over featuring LED waterfall mixer tap with temperature sensor. Wash hand basin with LED waterfall mixer tap with temperature sensor set in vanity unit. Part tiled. Airing cupboard housing 'Ideal' Combi boiler. LED lighting. Speakers to the ceiling.

### **Separate WC**

With back to wall push button flush w.c. Part tiled.

### **Driveway**

With ample parking space for two vehicles.

### **Garage**

With up and over door. Personal access door. Power & lighting.

### **Gardens**

To the front of the property is a good sized driveway which gives access to the garage. A well tended garden with colourful flower borders fronts the bungalow. To the rear stands a large private enclosed garden which is laid mainly to lawn with an attractive decked area with lighting. For the green fingered amongst you the garden benefits from a vegetable patch and large greenhouse with power and lighting and an outside water tap. Also included in the sale is a Summer House with power and lighting.

## **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - C Gross amount payable for 2019 is £1,489.44

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 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.

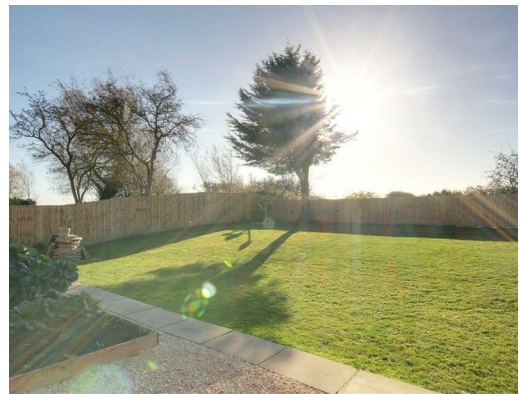
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **Website**

All details also available on our website [www.choiceproperties.co.uk](http://www.choiceproperties.co.uk)

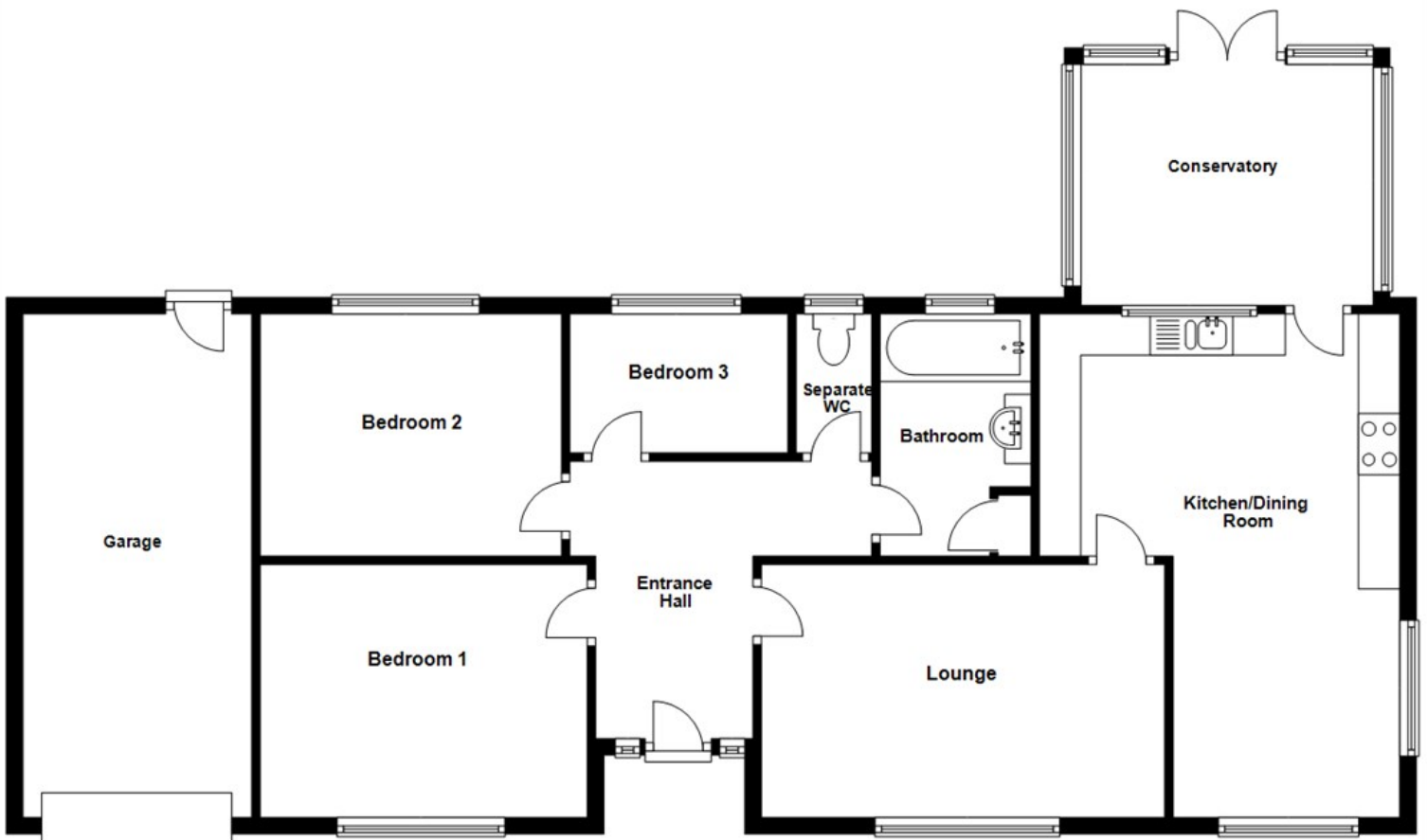
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Ground Floor



# Directions

From Alford head towards Bilsby then after passing the petrol station in the village keep on the road in the direction of Sutton on Sea. After around two miles you will reach Markby and 'Gastons' can be found on your right hand side after the bend.

