

## Springfield Rose Lane, Saleby, LN13 0HY

Price £260,000



Situated in the quiet country hamlet of Saleby Choice Properties present to you this most spacious detached three bedroom bungalow with a Conservatory and Garage. Occupying good sized gardens with open views to the front this lovely home is only a short distance for the historic market town of Alford.

The well laid out internal accommodation has the benefit of Oil Fired Central Heating and UPVC Double Glazing and comprises:-

### **Entrance Porch**

With UPVC Double Glazed Front door and side screen.

### **Entrance Hall**

Radiator. Power points. Telephone point. Loft access to roof space. Airing cupboard with hot water cylinder and immersion heater.

### **Lounge**

16'11" x 12'11"

With feature brick fireplace housing multi fuel burner. Radiator. Power points. T. V. Aerial point.

### **Kitchen**

8'10" x 15'11"

With cream wall and base units with work surfaces over Stainless steel sink unit and drainer with mixer tap. Part tiled. Space for fridge. Plumbing for automatic washing machine. Power points. Door to:-

### **Conservatory**

Radiator. Power points. Door to garden.

### **Bedroom 1**

9'06" x 9'06"

Radiator. Power points.

### **Bedroom 2**

9'6" x 12'0"

Radiator. Power points.

### **Bedroom 3**

9'10" x 6'0"

Radiator. Power points. Telephone point.

### **Bathroom**

With three piece white suite which consists of panelled bath with electric shower over. Pedestal wash hand basin and push button flush w.c. Part tiled.

### **Garage**

Up and over door. Personal door. Power and lighting. Boulter Oil fired central heating boiler.

### **Gardens**

To the front of the property is a good sized lawned garden fronted by a low level ornamental wall. To the rear is a private enclosed good sized garden laid mainly to lawn with patio area.

### **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 The amount payable for 2018 is £1,407.25

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire LN13 9AE. Tel 01507 462277

## **Making an Offer**

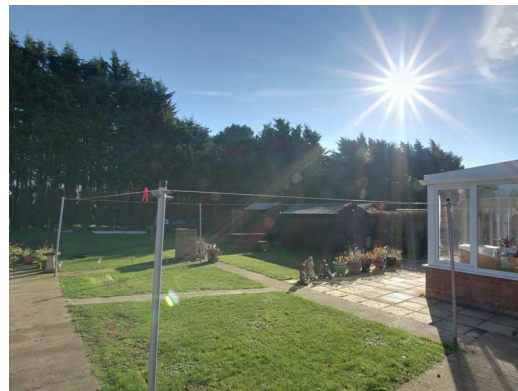
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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**

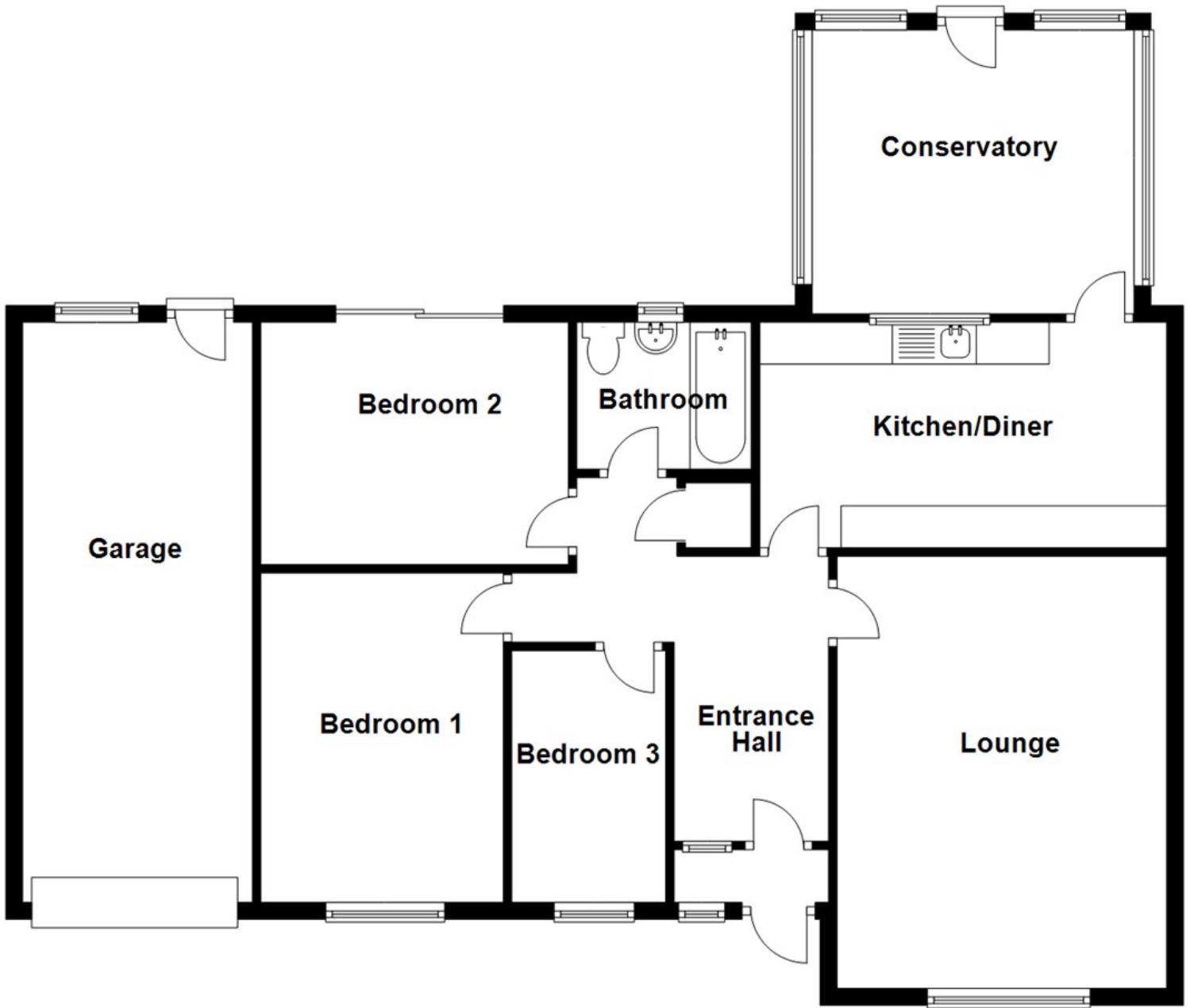
All details also available on our website [www.choiceproperties.co.uk](http://www.choiceproperties.co.uk)

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# Ground Floor



# Directions

From Alford head East in the direction of Mablethorpe. After passing Thoresthorpe turn right at the crossroads into Saleby keep on this road and Springfield, Rose Lane can be found on your right hand side.

