



# CHOICE PROPERTIES

*Estate Agents*

Farndale Holywell Road,  
Alford, LN13 9BB

Price £265,000



Choice Properties are delighted to offer to you this beautiful detached bungalow occupying a pleasant position in a sought after location in the charming historic market town of Alford. This lovely home boasts beautiful and easily maintainable gardens at the front of the property. Standing on a good sized plot with 2 good sized bedrooms and living space, we highly recommend viewing this home.

With the added benefit of Gas Fired Central Heating and UPVC Double Glazed windows and doors. The well laid out internal accommodation of this beautiful bungalow consists of :-

### **UPVC Entrance Door**

Leading into :

### **Conservatory**

12'8" x 12'9"

Radiator. Power Points. Double Doors into :

### **Living Room**

17'5" x 12'8"

Gas Fire. Radiator. Power Points. TV Aerial Point. Telephone Point. Door into :

### **Kitchen**

9'11" x 10'4"

Wall & Base units with Worksurfaces over. Stainless Steel Sink unit with Mixer Taps & Drainer. Space for gas oven & hob. Storage Cupboard housing System Boiler. Power Points. Fully tiled.

### **Hallway**

4'5" x 15'1"

Radiator. Power Points. Telephone Point.

### **Bedroom 1**

14'8" x 9'9"

Radiator. Power Points. Consumer Unit.

### **Bedroom 2**

9'11" x 8'1"

Radiator. Power Points. Loft Access.

### **Bathroom**

9'11" x 6'8"

Newly fitting bathroom suite consisting of panelled bath with electric shower over & screen, push button flush WC and wash hand basin set on vanity unit with stainless steel tap. Storage cupboard and airing cupboard housing Hot Water Cylinder. Heated towel radiator. Fully tiled.

### **Garden & Driveway**

The brick laid driveway allows parking for two vehicles and there is complete access around the property. The majority of the garden is at the front and this has been laid with slate for ease of maintenance. There is a quant seating area to the rear of the property so there is always somewhere to sit to enjoy the sunshine.

### **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 B.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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 together with a current utility bill. 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.

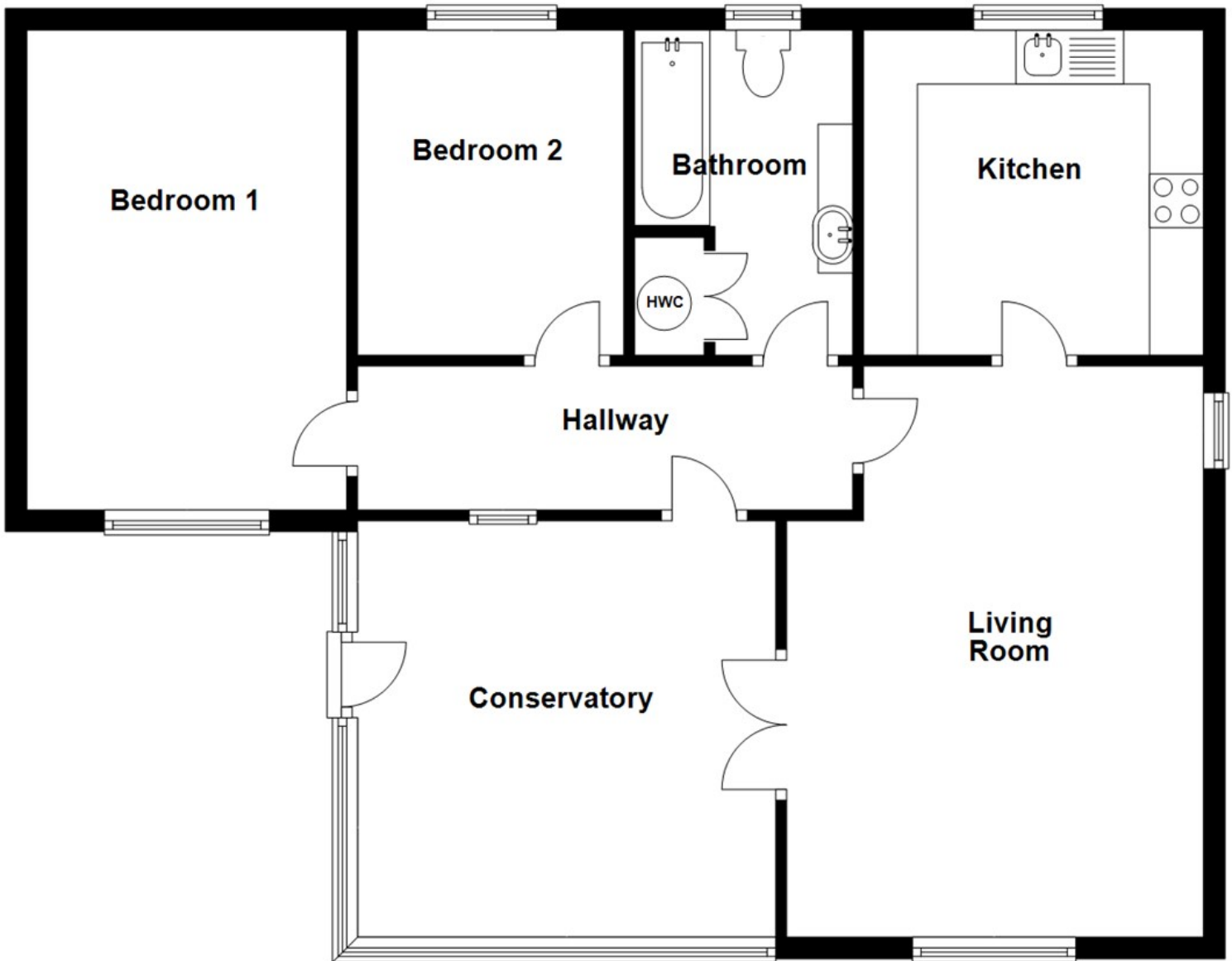
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





## Ground Floor

Approx. 79.8 sq. metres (859.0 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

# Directions

From our Alford office head South along South Street and after the park turn right onto Hamilton Road then immediately left onto Parsons Lane. Turn left again into Holywell Road. Carry on this road until you meet the junction with Spanning Drive, continuing straight you will see Farndale dead ahead of you at the end.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			65
(55-68) D			
(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	

