



# CHOICE PROPERTIES

*Estate Agents*

24 South Street,

Alford, LN13 9AQ **Reduced To £314,995**



Choice Properties are excited to bring to market this stunning and spacious detached three bedroom bungalow situated in a sought after location in the historic market town of Alford, offering great access to local amenities. This charming home occupies a large plot, with good sized living accommodation, garage and beautifully established and landscaped gardens. Both the garden and property itself, has been lovingly looked after and that is why we would highly recommend viewing this property at your earliest convenience.

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 :-

### **Side Entrance Door**

Leading into :

### **Entrance Hall**

12'7" x 13'10"

Radiator. Power Points. Door through to Storage Room which has Stairs to First Floor Landing.

### **Kitchen**

16'2" x 10'11"

Beautiful duck egg wall & base units with wood worksurfaces over. Ceramic sink unit with drainer and stainless steel tap. Space & plumbing for Dish Washer. 'Rangemaster' oven & hob. Partly tiled. Power Points. Radiator.

### **Dining Room**

10'7" x 13'10"

Radiator. Power Points. Wall & Centre Lighting. Door through to Garage.

### **Living Room**

12'10" x 19'6"

Radiator. Power Points. Wall & Centre Lighting. Gas Fire in Surround.

### **Bedroom 2**

12'0" x 11'10"

Located downstairs. Radiator. Power Points. TV Aerial Point. Telephone Point.

### **Bathroom**

7'11" x 6'7"

White bathroom suite consisting of pedestal wash hand basin with mixer taps, low level flush WC, panelled bath and large walk in shower. Fully tiled. Heated towel radiator. Spot Lighting.

### **Landing**

5'11" x 10'6"

Door to:

### **Bedroom 1**

12'10" x 13'8"

Radiator. Power Points. Three Double Storage Wardrobes.

### **Bedroom 3**

6'4" x 13'8"

Radiator. Power Points. Eave storage access.

### **WC**

5'11" x 2'9"

Low level flush WC & pedestal wash hand basin with mixer taps. Heated towel radiator.

### **Garage**

15'4" x 13'10"

Up & Over Door. Power & Lighting. Opening through to :

### **Utility Room**

15'4" x 4'4"

Work surface with stainless steel sink unit with tap. Boiler & Hot water tank.

## **Potting Shed**

17'14 x 10 (maximum measurements)

Power & Lighting. Door to Rear Garden.

## **Garden**

The front garden has been beautifully and carefully landscaped to make ample parking space for multiple vehicles whilst also highlighting mature and established plants, trees and shrubs. Access to the rear garden can be gained from both sides along with vehicular access to the left. The rear garden has a multitude of focal points and cleverly, as you wander around the garden you make the most of what each section has to offer. The garden features wonderful pathways, covered seating areas, side vegetable and fruit garden as well as the main focal point - the beautiful pond with water feature.

## **Driveway**

The driveway has been gravelled and allows parking for multiple vehicles.

## **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 C. Amount payable in 22/23 is £1,657.92

## **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.



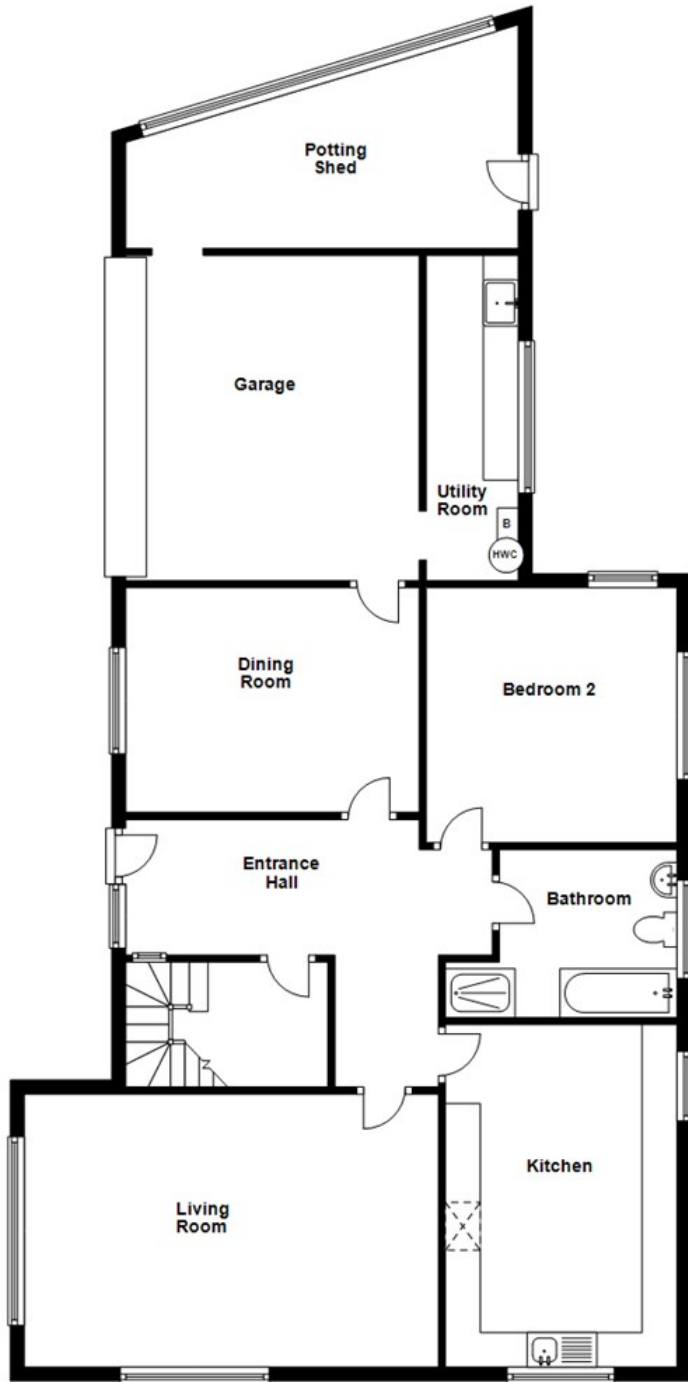






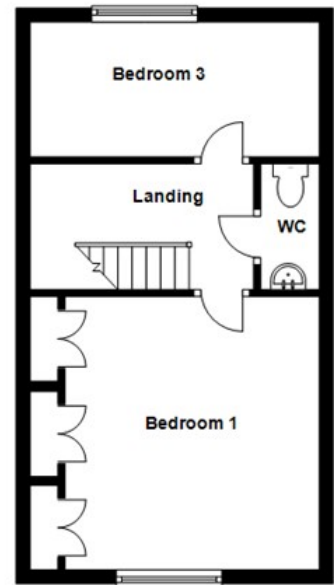
### Ground Floor

Approx. 135.2 sq. metres



### First Floor

Approx. 32.7 sq. metres



Total area: approx. 167.9 sq. metres



# Directions

From our Alford office head South onto South Street. Continue on this road and number 24 can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			68
(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	

