



# CHOICE PROPERTIES

## *Estate Agents*

Mandalay Alford Road,  
Huttoft, LN13 9RB

Reduced To £310,000



Choice Properties are delighted to bring to market this most spacious detached, individual brand new bungalow which has been built to a high specification. Offering 3 Bedrooms (1 en suite) this lovely home sits in good sized gardens and has the benefit of a detached garage. Situated in the country village of Huttoft and only a short drive from the coast we highly recommend viewing this bespoke home which is to be sold with NO UPPER CHAIN.

The spacious home has the benefit of Oil Fired Underfloor Heating and UPVC Double Glazing and internally comprises:-

### **Entrance Hallway**

10'5" x 5'5"

With UPVC Entrance Door. Power points. Loft access to roof space.

### **Kitchen/Diner**

18'10" x 11'7"

With fitted wall, base and drawer units with work surfaces over. Integrated Electric oven, hob and extractor hood. Integrated Fridge/Freezer and Dishwasher. Sink Unit and drainer with mixer tap. Breakfast bar. Power points. Dining area with patio doors leading on to the patio area.

### **Utility Room**

7'10" x 5'5"

With wall and base units with work surfaces over. Sink unit and drainer with mixer tap. Plumbing for automatic washing machine. Oil Fired Boiler which supplies the underfloor heating. Power points. Rear Access door.

### **Lounge**

16'5" x 11'7"

Feature Fireplace. Power points.

### **Bedroom 1**

11'7" x 13'0"

Power points. Door to:-

### **En-suite Shower Room**

11'7" x 2'11"

With shower cubicle, wash hand basin and push button flush wc.

### **Bedroom 2**

11'3" x 10'0"

Power points.

### **Bedroom 3**

12'4" x 8'6"

Power points.

### **Bathroom & w.c.**

6'8" x 6'4"

With panelled bath with shower over, pedestal wash hand basin and push button flush w.c. Part tiled. Heated towel radiator.

### **Driveway**

With ample parking space.

### **Detached Garage**

With up and over door.

### **Gardens**

The bungalow stands on a good sized plot with gardens to the front and rear.

### **Tenure**

Freehold

### **Council Tax Band**

## **Viewing Arrangements**

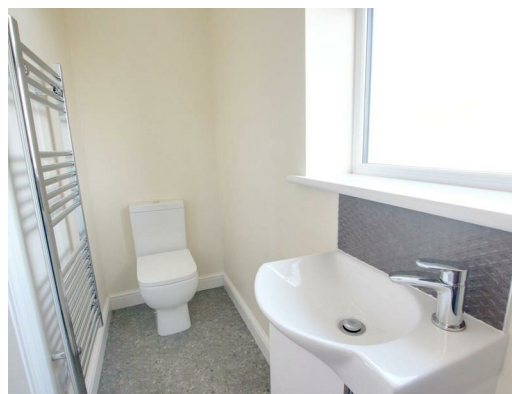
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire, LN13 9PT. Tel: 01507 462277

## **Making an Offer**

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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.

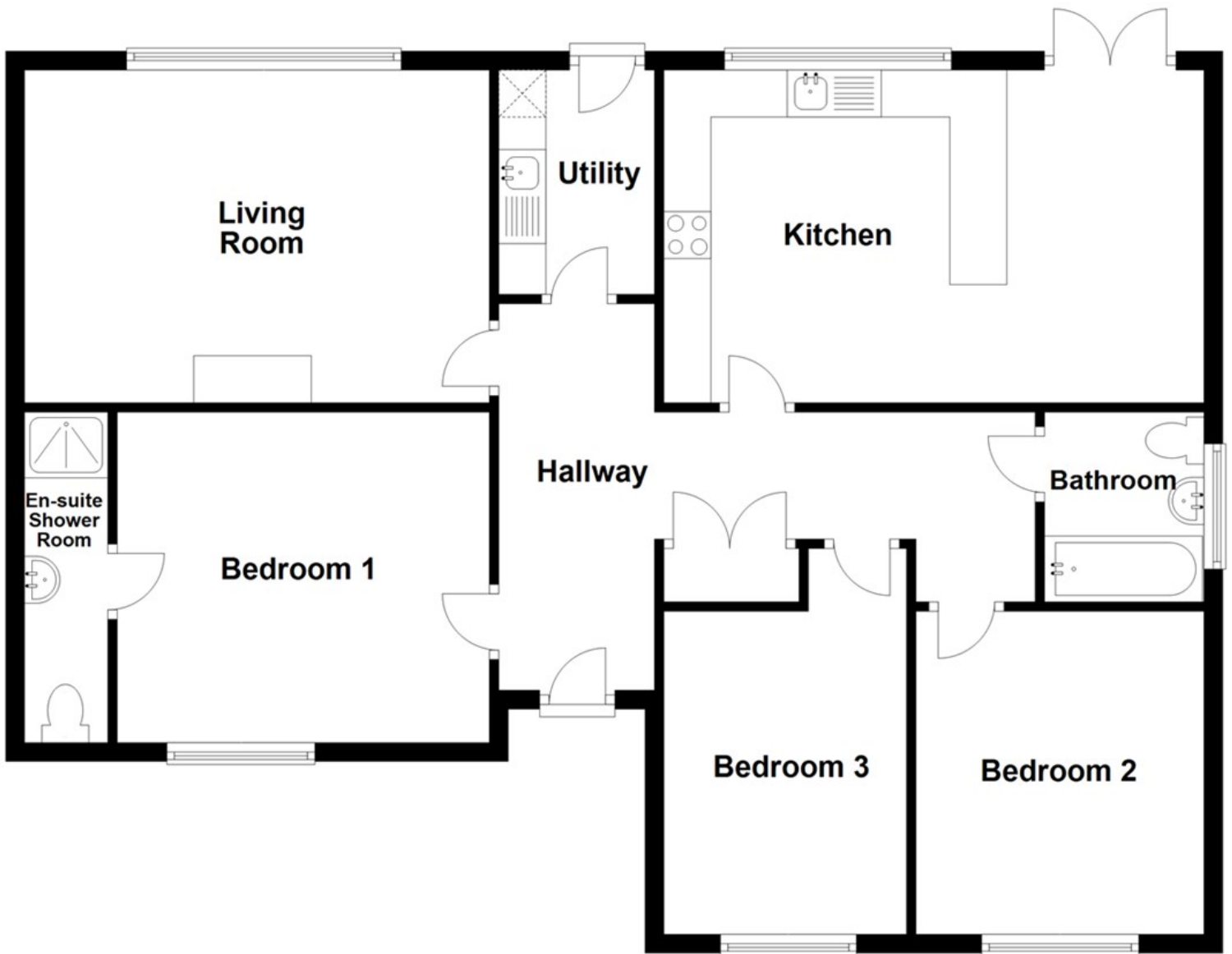






## Ground Floor

Approx. 102.1 sq. metres



Total area: approx. 102.1 sq. metres



# Directions

From our Alford office head East in the direction of Bilbsy. As you pass through the village turn right after the petrol station in the direction of Mumby. After a long straight road you will come to a junction with the A52, turn right and enter the village of Huttoft. Alford Road can be found on your left hand side after the petrol station and New Bungalow is a little way down on your left.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Potential			Potential
Very energy efficient - lower running costs		91	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

