



# CHOICE PROPERTIES

## *Estate Agents*

3 Mill Close,  
Alford, LN13 9EE

Reduced To £315,000



It is an absolute pleasure for Choice Properties to bring to the market this delightful three bedroom detached bungalow which occupies a spacious corner plot in a sought after location within the charming historic market town of Alford. This special property boasts a well laid out interior with open plan living space, integral garage, off road parking and the all important spacious gardens to the rear, one not to be missed.

With the added advantage of Gas Central Heating and UPVC Double Glazing the spacious well laid out internal accommodation consists of :-

**Front entrance door to:**

**Lobby**

4'7" x 4'3"

Door to:

**Hallway**

L-shaped. Radiator. Thermostat control for the central heating. Access to the loft area. Smoke alarm. Storage cupboard. airing cupboard housing the hot water cylinder with immersion heater. Integral door to the garage.

**Lounge**

16'11" x 13'3"

Bay window to front. 2 radiators. Gas fire set in feature stone surround. Centre lighting. Opening leading through to:

**Dining Room**

9'1" x 10'10"

Radiator. Centre lighting. Sliding patio door leading out to the rear patio and garden.

**Kitchen**

16'7" x 9'3"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and gas hob. Plumbing for dishwasher. Radiator. Spot lighting. Extractor fan. Part tiled walls. Door to:

**Utility Room**

7'2" x 7'7"

Fitted base units with stainless steel sink unit. Plumbing for washing machine. Part tiled walls. Gas boiler which supplies the central heating and hot water. Rear door.

**WC**

6'5" x 2'11"

With w.c. and wash hand basin. Radiator.

**Bedroom 1**

12'7" x 10'9"

Bay window to front. Radiator. Fitted wardrobes with mirrored doors.

**Bedroom 2**

9'1" x 13'9"

Radiator.

**Bedroom 3**

11'0" x 7'3"

Radiator.

**Bathroom**

9'1" x 9'2"

Four piece bathroom suite with panelled bath, shower enclosure with mixer shower, pedestal washhand basin and w.c. Half tiled walls. Radiator. Extractor fan. Electric heater.

**Driveway**

## **Garage**

18'5" x 9'11"

Up and over garage door. Side access door. Electric consumer unit. Power and lighting.

## **Gardens**

To the front of the property is a gravelled garden with feature planting. To the side is gated access to the spacious rear garden which is laid to lawn with a variety of trees and plants plus a paved patio area and summerhouse. Greenhouse. Outside water tap. Vegetable garden and potting shed.

## **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 D.

## **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Viewing arrangements**

By appointment through Choice Properties on 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.

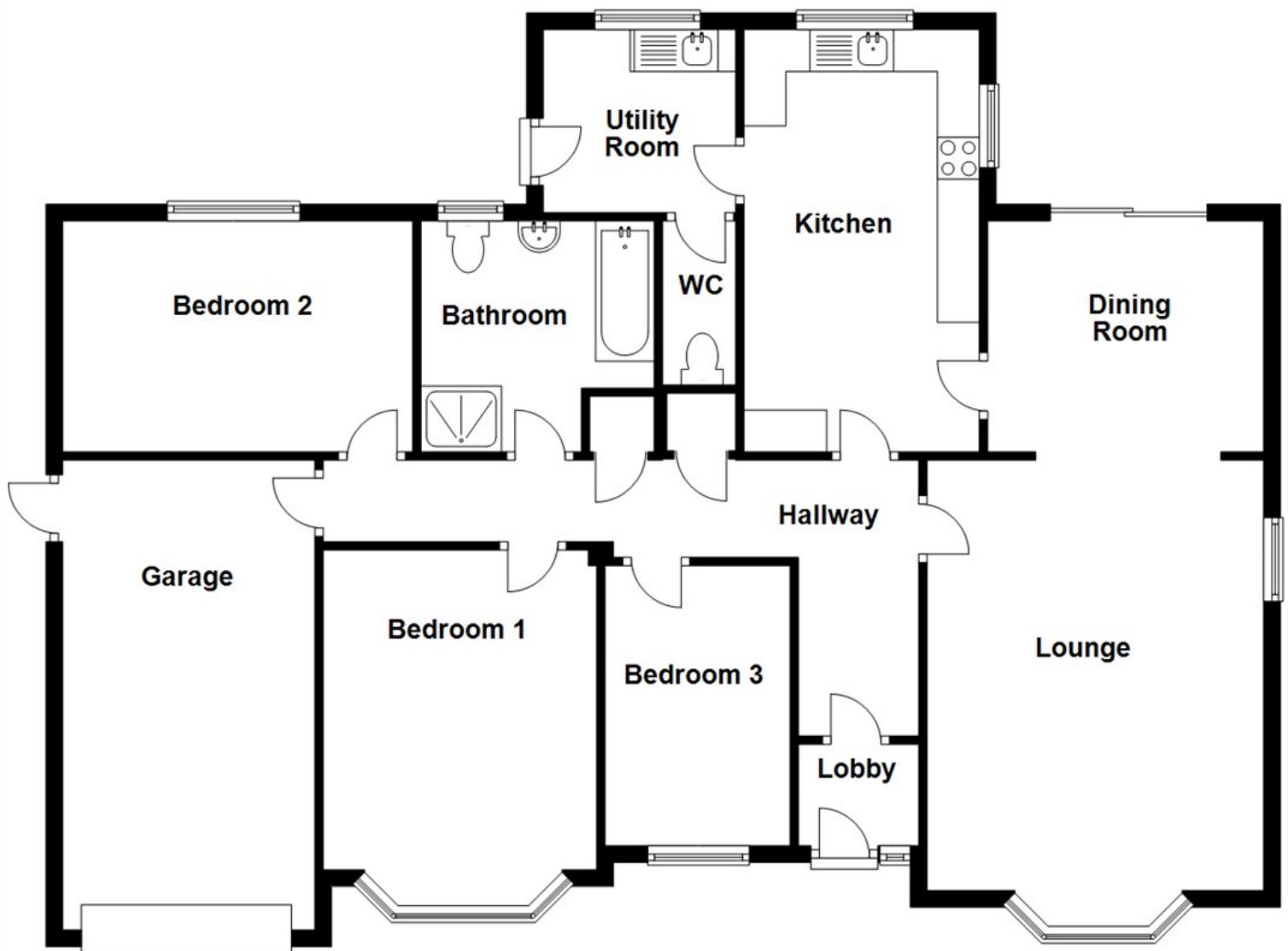
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• Call Us To View On 01507 462277 • CHOICE PROPERTIES Estate Agents

## Ground Floor



# Directions

From our Alford office head East to the Church, at the junction turn right onto Church Street/East Street then turn right again just after the Garage onto Millers Way and then left into Mill Close.

