



CHOICE PROPERTIES

Estate Agents

56 Bridgeways,
Alford, LN13 9FA

Reduced To £259,950



Beautifully appointed and occupying a superb position Choice Properties are delighted to present to you this most attractive detached 3 bedroom (1 en suite) residence. Featuring spacious accommodation and private south facing gardens overlooking woodland and fields. This recently built, lovely home is located in a sought after location and ideal for all the local amenities that the charming historic market town of Alford has to offer. We highly recommend viewing this stunning home.

This beautiful home has the benefit of UPVC Double Glazing and Gas Central Heating and the well laid out spacious accommodation consists of:-

Covered front entrance door to:

Hallway

6'0" x 6'8"

Staircase to the first floor landing. Radiator. Smoke alarm.

WC

6'1" x 3'2"

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

Reception Room

19'0" x 9'10"

2 radiators. Programmer and thermostat controls for the downstairs heating. Double opening doors leading out to the rear garden.

Kitchen/Dining Room

19'0" x 9'0"

Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and gas hob with extractor hood over. 2 radiators.

Utility Room

6'2" x 6'8"

Fitted wall and base units with work surfaces over. Understairs storage cupboard. Plumbing for washing machine and dryer. Extractor fan. Electric consumer unit. Radiator. Door leading out to the rear garden.

Landing

13'1" x 7'1"

Radiator. Smoke alarm. Access to the loft area. Fitted cupboard housing the gas combination boiler which supplies the central heating and hot water.

Bedroom 1

14'11" x 9'3"

Fitted wardrobes with sliding mirrored doors. Radiator. Programmer and thermostat controls for the upstairs heating. Door to;

En-suite Shower Room

6'3" x 9'3"

Large shower enclosure with mixer shower plus w.c. and basin set in vanity unit. Radiator. Extractor fan. Part tiled walls.

Bedroom 2

11'1" x 9'8"

Radiator.

Bedroom 3

7'7" x 9'8"

Radiator.

Bathroom

5'7" x 7'1"

With three piece white suite which consists of a panelled bath with mixer shower and screen over, w.c. and basin set in vanity unit. Part tiled walls. Radiator. Extractor fan.

Driveway

Driveway to the side of the property leading to the garage.

Garage

With up and over garage door. Personal side door. Power and lighting.

Gardens

To the front of the property is a small easily maintainable garden with metal railings. To the side is gated access to the privately enclosed rear garden which has been landscaped with a large pond, feature planting plus paved and gravelled paths. This beautiful garden also benefits from being south facing.

Tenure

Freehold

Council Tax

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

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

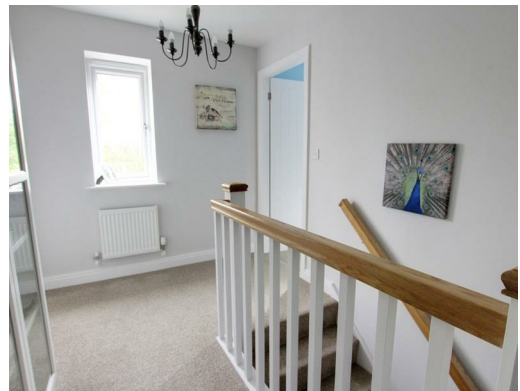
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

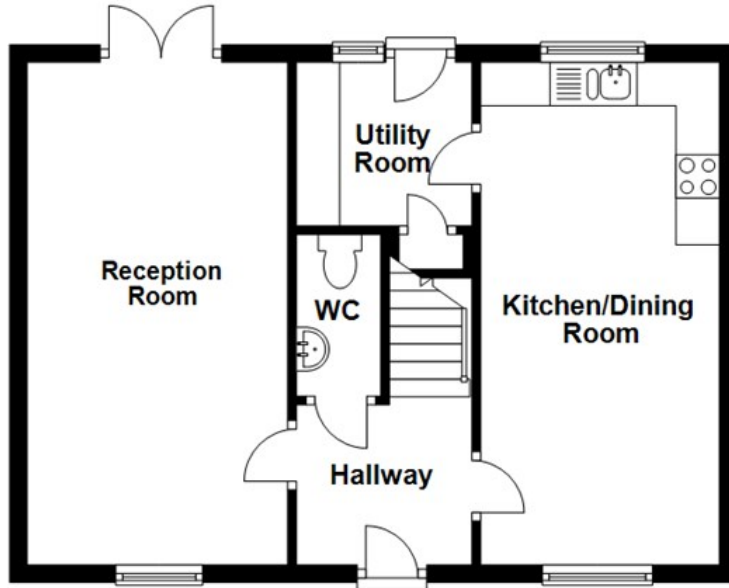






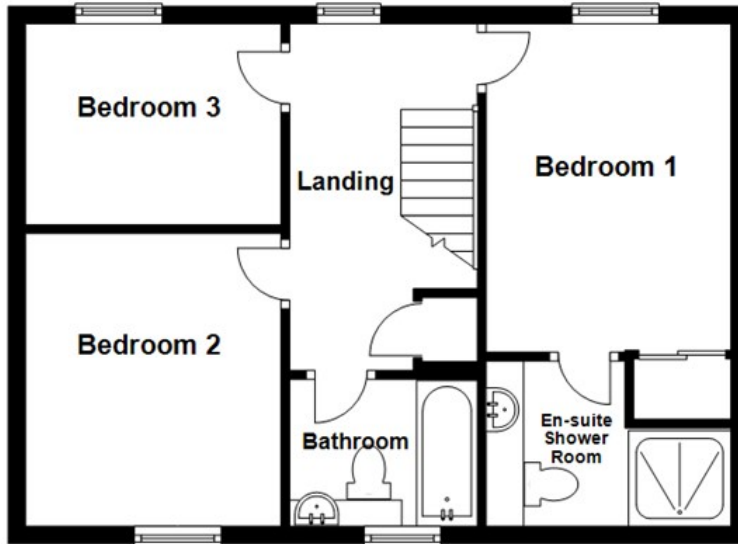
Ground Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



Total area: approx. 93.2 sq. metres (1002.7 sq. feet)

Directions

From our Alford office head South along South Street onto Willoughby Road and take your eighth turning on the right into Bridgeways, you will find no 56 at the end of the road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

