



# CHOICE PROPERTIES

*Estate Agents*

20 Staveley Road,  
Alford, LN13 0PN

Reduced To £174,950



Choice Properties are delighted to present this impressive two bedroom semi-detached bungalow, occupying a most pleasant residential position in the sought after charming market town of Alford. Offering two double bedrooms, a spacious living room and further benefitting from a conservatory to the rear, early viewing is advised. Offering no onward chain.

With the added benefit of gas central heating and uPVC double glazing, this impressive property comprises:

### **uPVC Entrance Door**

Leading into:

### **Kitchen**

16'6" x 8'1"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, plumbing for a washing machine, integral oven and integral four ring hob. Space for freestanding fridge/freezer. Part tiled walls.

### **Reception Room**

19'9" x 11'5"

Light and airy reception room with fireplace set in feature surround. TV aerial point. Telephone point. Radiator.

### **Hall**

Access to the loft, with a pull down ladder and light. Cupboard housing the 'Ideal' combination boiler. Wall mounted thermostat controls.

### **Bedroom 1**

12'4" x 9'10"

Spacious double bedroom. Built in wardrobes. Radiator.

### **Bedroom 2**

8'11" x 9'9"

Double bedroom. Radiator. Sliding door to conservatory.

### **Conservatory**

5'10" x 9'9"

With glass roof and power points. Sliding door to the rear garden.

### **Shower Room**

6'4" x 6'4"

Fitted with three piece suite consisting of a shower enclosure with mains fed shower over, hand wash basin and wc. Part tiled walls. Radiator.

### **Driveway**

Providing off street parking.

### **Garage**

With up and over door.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is paved for ease of maintenance.

### **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 A.

## **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.

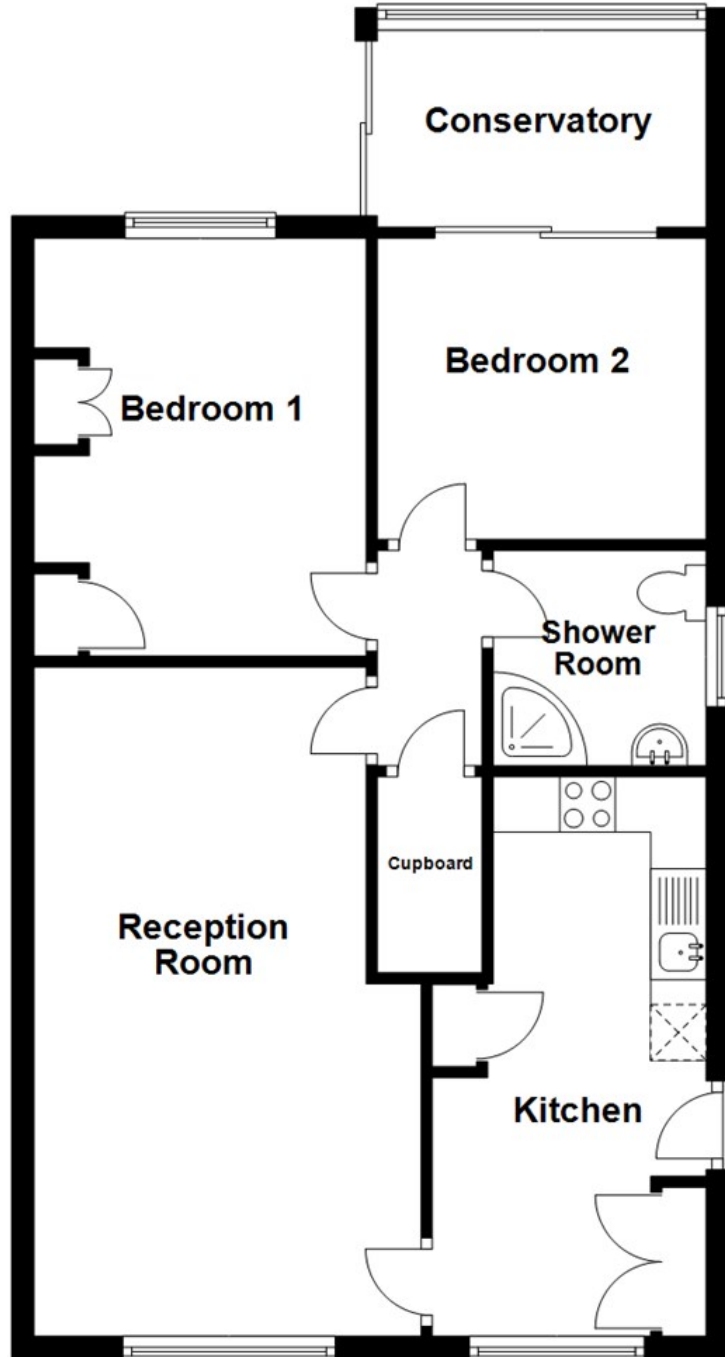
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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



# Directions

From our Alford office head East towards the church. Turn left onto High Street/West Street then take your fifth right onto Tothby Lane before turning left into Coles Avenue. Then take the first right into Higgins Road and then first left into Staveley Road.

