



CHOICE PROPERTIES

Estate Agents

Firs Lea School Lane,
Alford, LN13 0DL

Price £399,950



Welcome to this charming detached bungalow located on School Lane in the picturesque village of Aby. This delightful property boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

Situated in a tranquil village setting, this spacious bungalow offers a serene escape from the hustle and bustle of city life. The well-tended gardens surrounding the property provide a peaceful retreat, perfect for enjoying the outdoors.

One of the standout features of this property is the large driveway with parking space for up to 6 vehicles, ensuring convenience for both residents and guests. Additionally, the conservatory at the rear of the bungalow offers a lovely spot to relax and unwind while enjoying views of the garden.

Whether you're looking for a peaceful countryside retreat or a spacious family home, this detached bungalow in Aby offers the perfect blend of comfort and tranquillity. Don't miss the opportunity to make this charming property your own.

With the benefit of oil central heating and upvc double glazing the spacious internal accommodation consists of:

Front entrance door to:

Entrance Hall

With UPVC Double glazed entrance door with side glass panels. Radiator. Power points. Telephone point. Airing cupboard with hot water cylinder and immersion heater. Karndean flooring. Thermostat control for the central heating.

Lounge

16'1" x 11'4"

Bow window to the front. Wood burner set in tiled feature fireplace with Adam style wood surround. Power points. T.V. aerial point. Radiator. Wall and centre lighting. Archway to:-

Dining Room

8'7" x 9'3"

Radiator. Power points. Bifold doors to:-

Conservatory

Radiator. Power points. Double opening doors to patio. TV aerial point. Karndean flooring.

Kitchen/Diner

11'2" x 17'2"

With modern fitted wall, base and drawer units with work surfaces over. Wall display unit. Integrated dishwasher and freezer. Leisure Range cooker included in the sale with extractor hood over. One and half bowl sink unit and drainer with mixer tap. Metro style wall tiles. Radiator. Power points. TV aerial point. Door to Conservatory. Karndean flooring.

Bedroom 1

10'10" x 10'0"

Fitted wardrobes and dresser. 2 radiators. Power points. Door to:-

En-suite Shower Room

With corner shower cubicle with Briston electric shower. Low level flush w.c. Wash hand basin. Heated towel rail. Tiled walls. Tiled floor. Extractor fan.

Dressing Area

6'7" x 5'5"

Power points. Control panel for central heating. Loft access to the roof space which is part boarded with lighting and drop down ladder.

Bedroom 2

11'10" x 10'11"

Fitted wardrobes with sliding doors. Radiator. Power points.

Bedroom 3

10'0" x 11'11"

Radiator. Power points. TV aerial point.

Shower/Utility Room

With suite which consists of shower enclosure with electric shower, w.c. and wash hand basin in vanity unit. Heated towel rail. Part tiled walls. Karndean flooring. Extractor fan. Utility space with fitted cupboards, sink unit and drainer plus plumbing for washing machine and tumble dryer. Door leading out to the rear garden.

Driveway

Large gravelled driveway with ample parking space for several vehicles.

Garage

With Up and over door. Power and lighting. Boulter Oil fired central heating boiler. With access to boarded loft space with lighting.

Gardens

Quietly tucked away at the bottom of School Lane this lovely bungalow stands in good sized well tended gardens. To the front of the property is a large driveway with ample parking space and to each side of the property you will find access gates to the rear. The enclosed rear garden features two sunny patio areas with two low level steps which take you on to the spacious lawn which is surrounded by spectacular colourful shrub and flower borders. The garden further benefits from a large 'L' shaped arbour. The vendor is including in the sale the pretty summerhouse/bike shed (with power and lighting), greenhouse and large garden shed (with power and lighting). The garden also incorporates a well maintained vegetable patch to one side and an enclosed area for storage of wheelie bins, etc to the other. There is also the benefit of multiple outside water taps, covering both sides of the property.

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 C.

Viewing Arrangements

Viewing is Accompanied and 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 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.

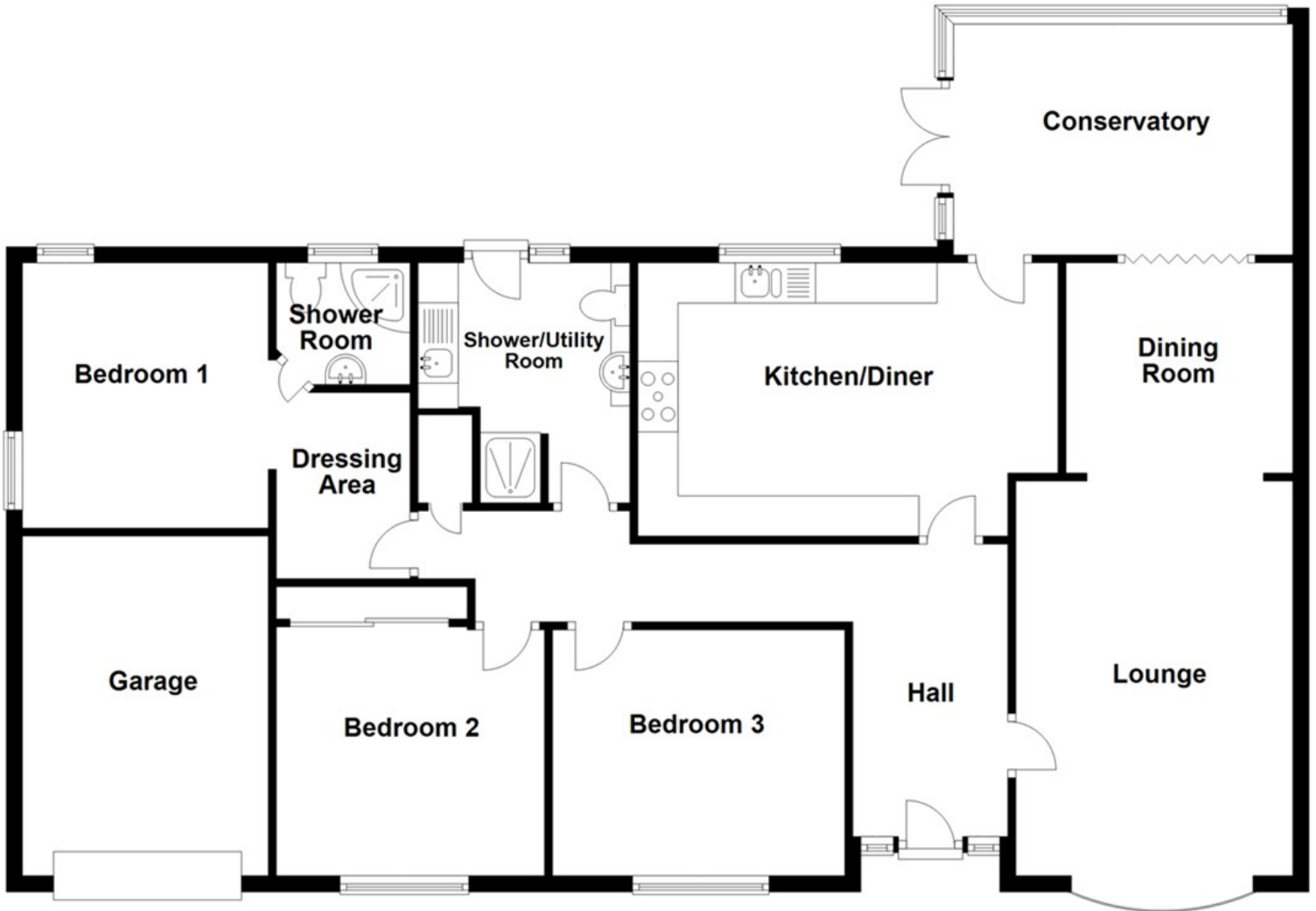
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Ground Floor

Approx. 132.4 sq. metres (1425.1 sq. feet)



Total area: approx. 132.4 sq. metres (1425.1 sq. feet)

Directions

On the A52 between Mablethorpe and Alford turn off near the Woodthorpe turning onto Rye Lane in the Direction of Claythorpe/Aby. At the end of the road turn left into Aby continue along until you find School Lane on your left hand side, turn down this road and head along to the bottom, when you reach the end veer left on to a small lane where you will find Firs Lea on your right hand side.

