



CHOICE PROPERTIES

Estate Agents

Dunham Main Street,

Gayton le Marsh, LN13 0NS

Reduced To £210,000



Welcome to Main Street, Gayton Le Marsh, Alford - a charming two bedroom detached bungalow nestled in a quiet rural location. This beautifully presented property boasts a spacious driveway, perfect for parking your vehicles with ease.

As you approach the property, you'll be greeted by a meticulously maintained garden, offering a tranquil space to relax and unwind. The detached nature of this bungalow ensures privacy and a sense of exclusivity, ideal for those seeking a peaceful retreat.

Whether you're looking to escape the hustle and bustle of city life or simply enjoy the serenity of the countryside, this property offers the perfect blend of comfort and tranquillity. Don't miss the opportunity to make this delightful bungalow your new home sweet home.

With the added benefit of oil fired central heating, this charming internal accommodation comprises:

Porch

3'9" x 4'4"

Front uPVC entrance door. Tiled flooring.

Entrance Hall

11'5" x 6'7"

Loft access. Doors to:

Reception Room

12'0" x 26'6"

Light and airy reception room. Ample living space including space for dining table. Two windows to the front aspect. TV aerial point. Open fireplace set in feature surround with wooden mantle.

Kitchen

6'5" x 14'0"

Fitted with wall and base units with work surfaces over, one and a half bowl ceramic sink unit and drainer with mixer tap over, cooker point with extractor over. Part tiled walls. Space for freestanding fridge/freezer.

Conservatory

6'0" x 14'4"

With polycarbonate roof.

Bedroom 1

18'7" x 12'10"

Spacious double bedroom with double built in wardrobes.

Bedroom 2

9'6" x 11'9"

Double bedroom.

Shower Room

6'6" x 8'4"

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

Garage

12'2" x 15'9"

With double opening doors to the front.

Driveway

Providing off road parking for several vehicles.

Garden

The property further benefits from a privately enclosed garden with hedging to the boundaries. The garden is laid mostly to lawn and features a useful timber shed as well as brick built storage 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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

Viewing Arrangements

By appointment through Choice Properties on 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.

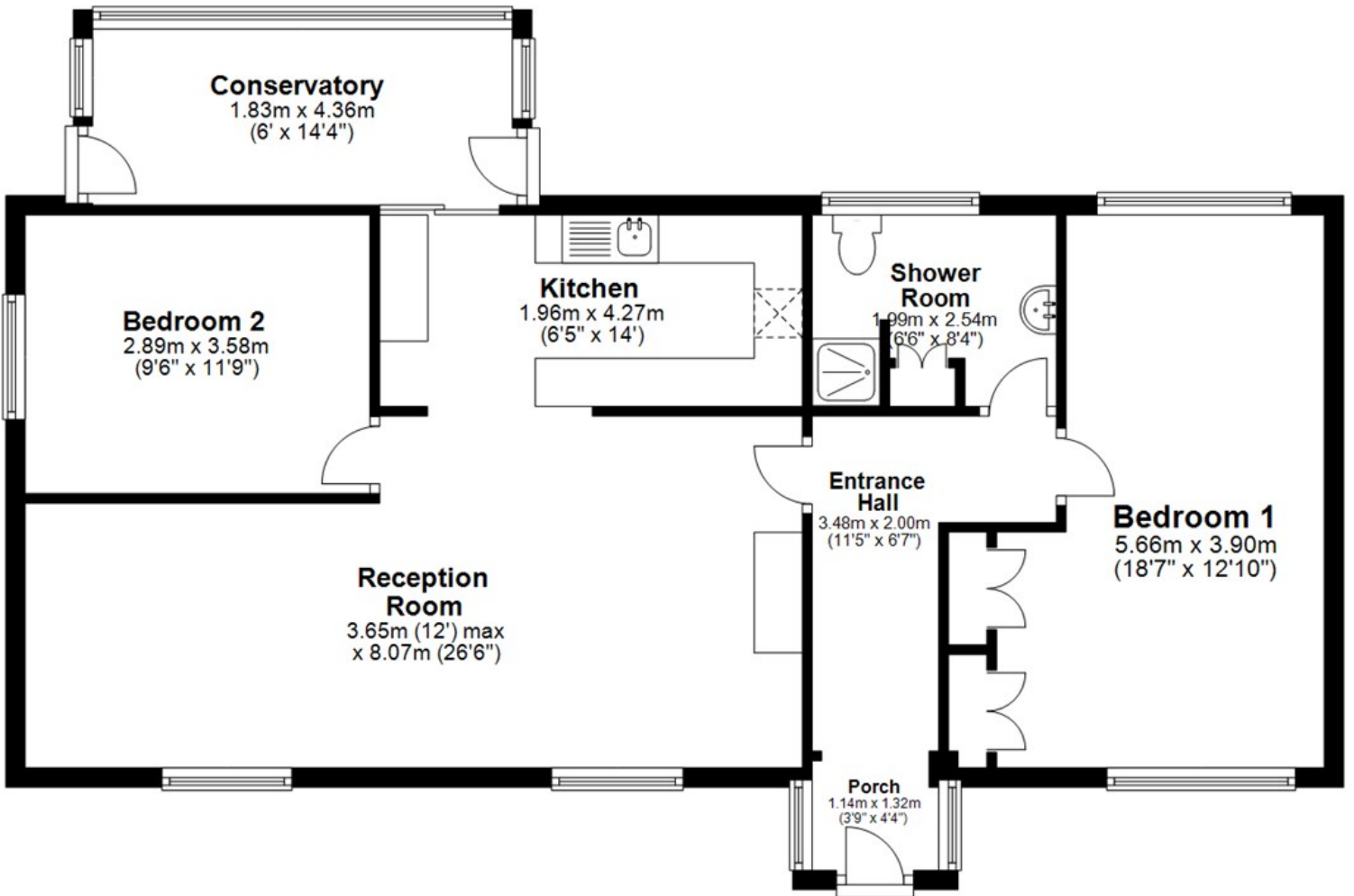
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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

Please use LN13 0NS for directions to this property.

