



CHOICE PROPERTIES

Estate Agents

2 Mill Close,
Alford, LN13 9EE

Price £275,000



Choice Properties are pleased to offer for sale this spacious three bedroom (one en-suite) detached bungalow located in a pleasant location close to the town centre with private gardens, driveway and garage.

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

Front entrance door to:

Entrance Lobby

4'5" x 2'9"

Door to:

Hallway

12'11" x 5'6"

Access to the loft area. Radiator. Fitted storage cupboard. Airing cupboard.

Living Room

19'11" x 18'5"

L-shaped. Dining space. 2 radiators. Bay window. Electric fire set in feature surround.

Bedroom 1

11'7" x 11'6"

Radiator. Door to:

En-suite

8'5" x 3'9"

Shower enclosure with mixer shower, wash hand basin and w.c. Part tiled walls. Radiator.

Bedroom 2

10'10" x 10'1"

Radiator.

Bedroom 3

11'8" x 6'11"

Radiator.

Kitchen

10'4" x 9'10"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Part tiled walls. Radiator. Door to:

Utility Room

8'11" x 5'1"

Sink unit. Plumbing for washing machine. Gas boiler which supplies the central heating and hot water. Programmer controls. Radiator. Internal door to the garage. Door to:

Porch

6'4" x 4'7"

Door leading out to the rear patio and garden.

Driveway

Providing off street parking.

Garage

16'9" x 9'

With up and over garage door. Power and lighting.

Gardens

To the front of the property is a small lawned garden with feature bushes and plants. To the side is gated access to the spacious privately enclosed side/rear garden which is also laid to lawn with a paved patio area and a variety of trees and plants.

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.







Approximate total area⁽¹⁾
1138.5 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

