



CHOICE PROPERTIES

Estate Agents

5 Seymour Lane,
Alford, LN13 9AP

Price £160,000



Situated in the heart of the charming historic market town of Alford, Choice Properties are delighted to present to you this fabulous semi detached house which has been tastefully re-furbished by the current owners. Including a brand new kitchen and bathroom with attractive private rear garden we highly recommend viewing this stunning home.

The tasteful internal accommodation benefits from the UPVC Double Glazing and Gas Central Heating and comprises:-

Lounge

14'0" x 10'0"

With attractive pebble and flame effect electric fire. Radiator. Power points. T.V. Aerial point.

Dining Room

14'0" x 10'0"

Radiator. Power points. Staircase to Landing.

Kitchen

11'1" x 9'1"

Side Entrance Door. Fully fitted high gloss cream kitchen with wall, base and drawer units with work surfaces over. One and half bowl sink unit and drainer with mixer tap. Electric oven and hob with extractor hood over. Integrated fridge. Part tiled walls. Plumbing for automatic washing machine. Gas combi boiler supplying central heating system and hot water. Power points.

Bedroom 1

14'0" x 10'0"

Radiator. Power points.

Bedroom 2

10'0" x 8'2"

Radiator. Power points.

Landing

Storage Cupboard. Loft access to roof space.

Bathroom

With four piece bathroom suite which consists of panelled bath with mixer tap, walk in shower, wash hand basin with mixer tap set in vanity unit. push button flush w.c. Heated towel rail. Part tiled walls.

Driveway

With ample parking space.

Garden

To the front of the property is an open plan garden which has been laid to ornamental coloured gravel for ease of maintenance. To the rear is a private enclosed lawned rear garden featuring colourful flower borders and raised patio area and brick built store.

Garage

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 A.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

Opening Hours

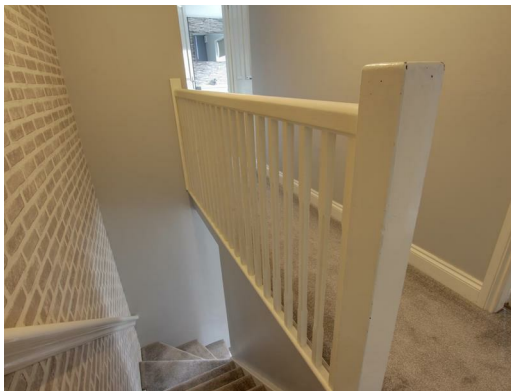
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

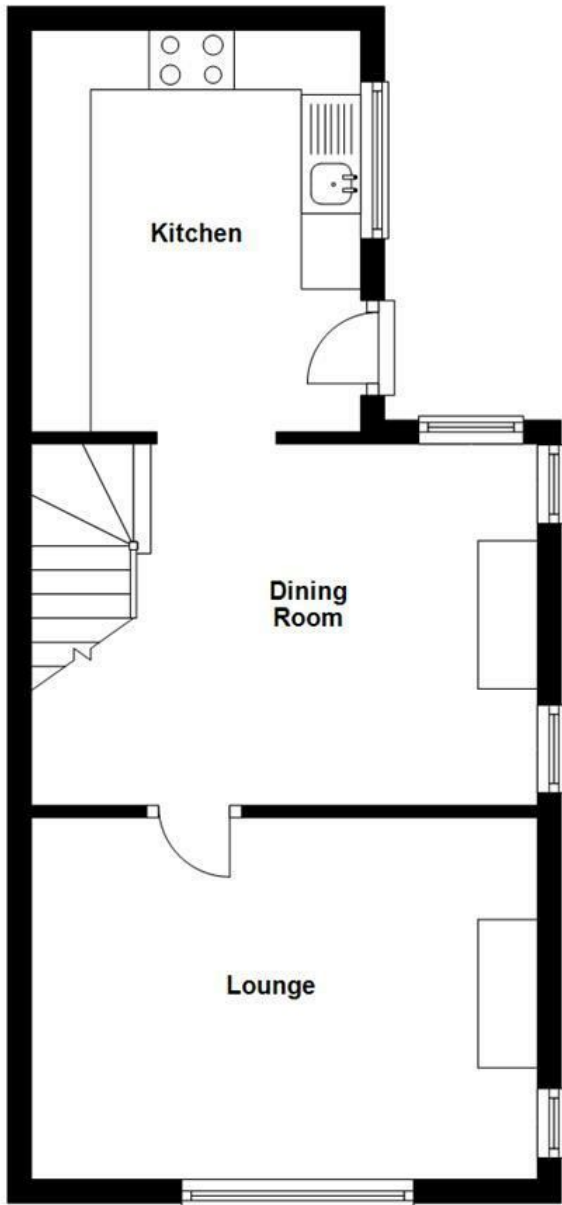
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

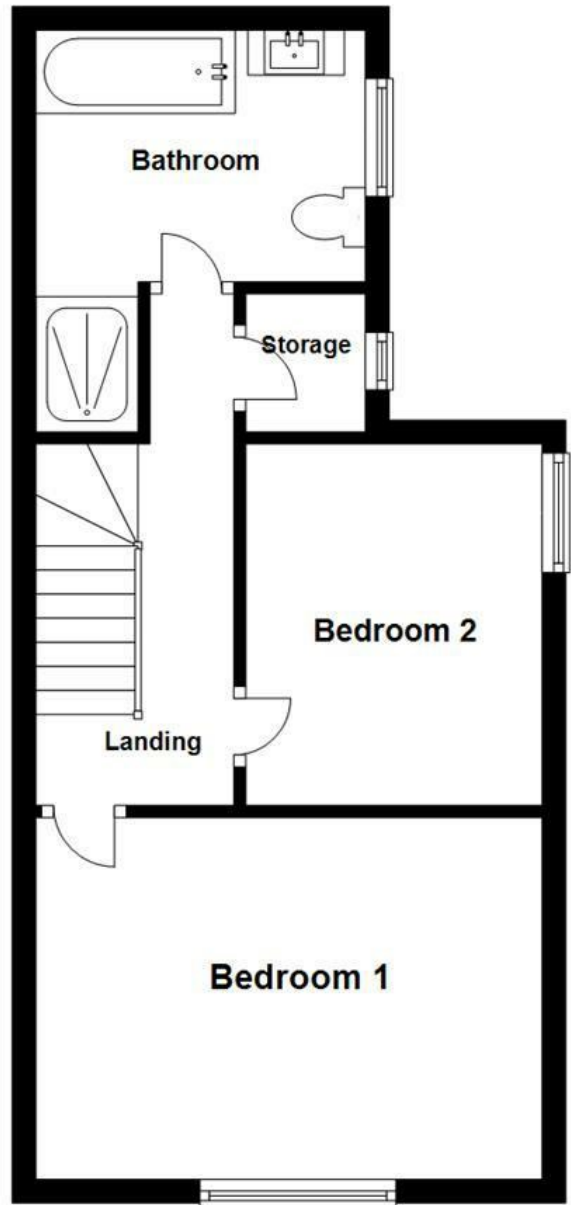




Ground Floor



First Floor



Directions

From our Alford office head South along South Street then after the junction with Hamilton Road turn left into Seymour Lane. Number 5 can be found on your left hand side.

