



CHOICE PROPERTIES

Estate Agents

Amberdene Thurlby Road,
Alford, LN13 9JJ

Price £275,000



Choice Properties are delighted to bring to market this spacious three bedroom detached bungalow located in the highly desirable village of Bilsby, situated on the outskirts of the charming historic market town of Alford. This idyllic property also boasts extensive open countryside views to the rear and features an abundantly bright living room, modern family bathroom and a utility room. Early viewing is highly advised.

With the added benefit of gas central heating and UVPC double glazing throughout, the well proportioned internal living accommodation comprises:-

Hallway

5'2 x 21'1

With UVPC entrance door. Fitted storage cupboard with fitted shelving and radiator. Access to part boarded, fully insulated loft with pull down loft ladder and lighting. Telephone point. Power points. Radiator. UVPC window to side aspect.

Living Room

Large dual aspect UVPC double glazed windows. Electric log burner set into fireplace with tiled hearth and surround. Power points. Radiator. Double opening doors to:-

Kitchen

Fitted with wall and base units with work surfaces over. Four ring gas hob with glass splashback and extractor hood over. Integral oven. 1 1/2 bowl ceramic sink with mixer tap and drainer. 'Ideal' gas boiler set in box unit. Radiator. Power points. UVPC window to front aspect. Door to:-

Utility

Fitted with base units with work surfaces over. 1 1/2 bowl sink with mixer tap and drainer. Plumbing for washing machine. Space for dryer. Space for small fridge freezer. Tiled floors. UVPC entrance door leading to front garden. Power points. Radiator. UVPC windows to all aspects.

Bedroom 1

Large double bedroom with radiators, power points, and tv aerial point. UVPC door leading to garden. UVPC window to side aspect. Bi-fold doors to:-

Ensuite

Fitted with a three piece suite comprising of walk in electric shower, wash hand basin set in vanity unit with mixer tap, and push flush w.c. Wall mounted mirror with spot lighting. Extractor. Radiator. UVPC window to rear aspect. Spot lighting.

Bedroom 2

Large UVPC window to rear aspect. Power points. Radiator.

Bedroom 3

Large UVPC window to rear aspect. Power points. Radiator.

Bathroom

Fitted with a three piece suite comprising of walk in electric shower, wash hand basin set in vanity unit with mixer tap, and push flush w.c. Mermaid panelled walls. Chrome heated towel rail. Spot lighting. UVPC window to side aspect.

Gardens

To the rear, the property boasts a tri-sectioned privately enclosed gardens comprising of a block paved patio area, a laid to lawn area, and a gravelled area with a pergola and seating. The rear garden also benefits from a variety of mature plants, trees, and shrubbery which adds a plethora of life and colour to the property. To the front, the property hosts a lawn laid to lawn garden area, adjacent to the driveway, which is guarded by a mature hedgerow to the front allowing the property to feel peaceful and tranquil.

Driveway

Part paved, part gravelled driveway with space for up to 4 vehicles.

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. Amount Payable 2024/25 - £1840.84

Viewing Arrangements

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

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 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.









Approximate total area⁽¹⁾
1070.26 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 North along South Market Place then take a right at the junction opposite the church. Continue for 500m then turn right down Bilsby Road. Continue for 500m then turn right down Thurby Road. Continue for a further kilometre then turn right immediately after the petrol station onto Thurlby Road. Continue for 500m and you will find Amberdene on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-60)	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		
(55-60)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

