



CHOICE PROPERTIES

Estate Agents

Trewince, 1 Washdyke Lane,
Alford, LN13 9JY

Reduced To £350,000



Choice Properties are delighted to bring to the market this superb four bedroom (one en suite) detached bungalow which sits on a generously sized plot and further benefits from a large garage and 'in out' driveway. This expansive property offers generously proportioned rooms and has been extensively refurbished throughout, early viewing is highly recommended. ****MORE PHOTOS TO FOLLOW****

The well laid out and abundantly light and bright accomodation comprises:

Hall

16'8" x 5'1"

uPVC front door leading into the L-shaped hall, with a fitted double storage cupboard, wall mounted thermostat, inset spot lighting and doors leading to:

Reception Room

20'1" x 14'10"

Light and airy reception room benefiting from double aspect windows and featuring sliding patio doors out in to the Sun Room, inset spot lighting and set in an open plan design with the Kitchen.

Sun Room

16'1" x 9'2"

Fitted with a solid roof, triple aspect windows, a radiator, wall light and double opening 'French' doors to the garden.

Kitchen

6'7" x 14'10"

Stylish kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring induction hob with extractor hood over, 'Zanussi' integrated oven, plumbing for a washing machine, space for a freestanding tumble dryer, integrated fridge/freezer, integrated 'AEG' dishwasher, tiled flooring, tiled splashbacks and an under-stair storage cupboard. Rear uPVC door to the garden.

Bedroom 1

13'11" x 11'11"

Remarkably spacious double bedroom with a picture window to rear aspect, telephone point, inset spot lighting and a door to:

En-suite Shower Room

10'7" x 3'7"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, mermaid boarding to the walls, inset spot lighting and an extractor fan.

Bedroom 3

13'3" x 14'0"

Remarkably spacious double bedroom with a picture window to front aspect and inset spot lighting.

Bedroom 4

10'7" x 11'0"

Double bedroom with inset spot lighting.

Bathroom

6'11" x 8'0"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap; built into vanity and WC with dual flush button, mermaid boarding to the walls, inset spot lighting and an extractor fan.

Bedroom 2

17'3" x 18'9"

Remarkably spacious double bedroom with inset spot lighting and two built in eaves storage cupboards.

Driveway

Driveway laid with shingle providing off road parking.

Garage

18'0" x 15'11"

With an electric roller door, power and lighting, side window and the garage also houses the consumer unit.

Garden

Tenure

Freehold.

Viewing arrangements

Viewing 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.

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

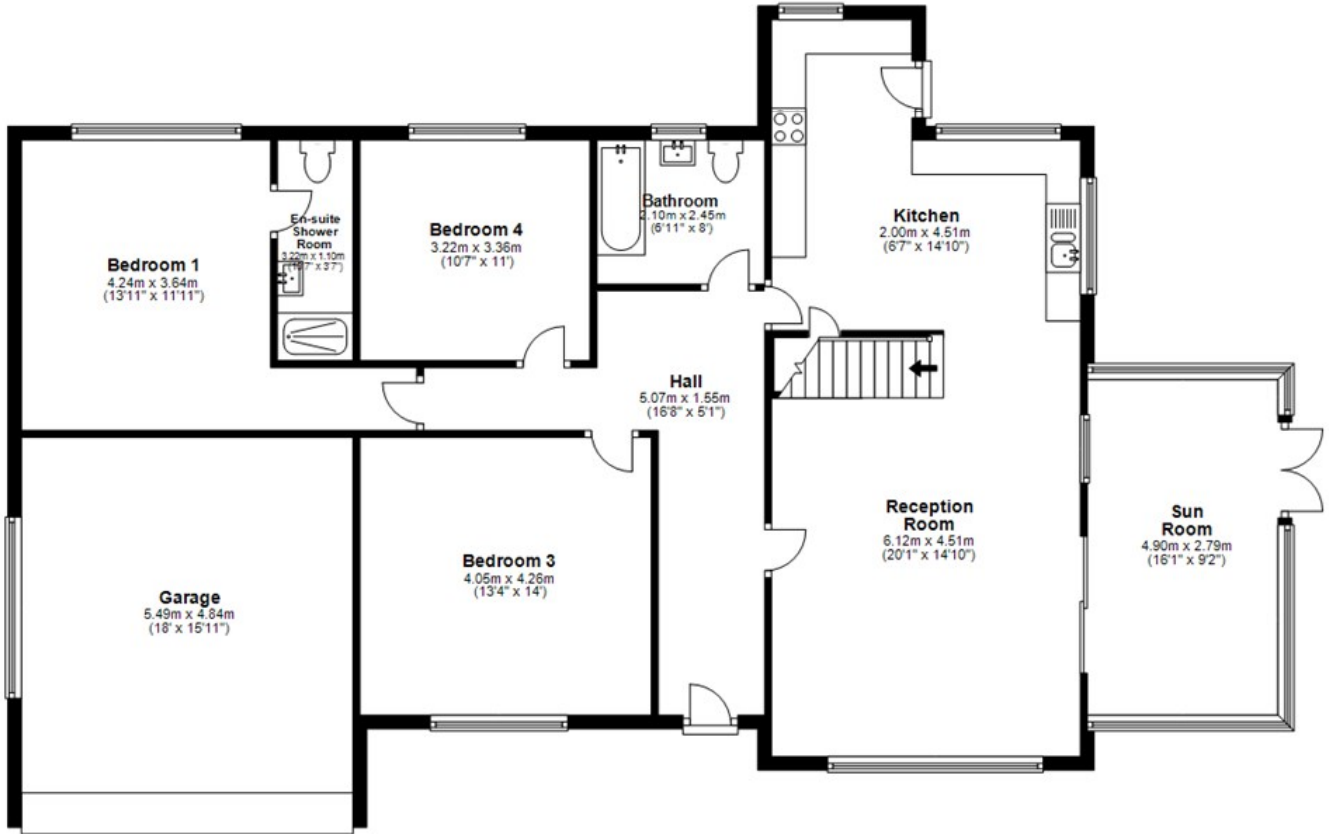
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.



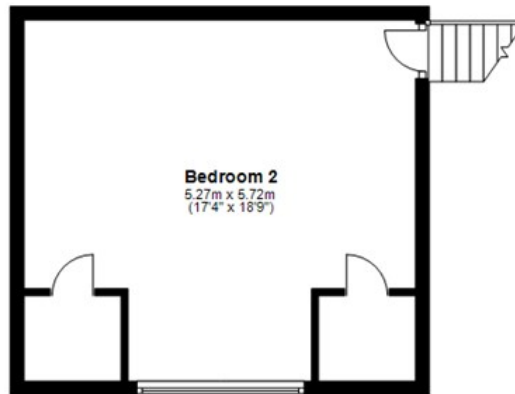
Ground Floor

Approx. 157.2 sq. metres (1691.7 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 187.3 sq. metres (2016.1 sq. feet)

Directions

From our Sutton on Sea Office head South along the A52, continue through the village of Huttoft and onto the village of Mumby. As you enter the village, turn right, opposite the Church, into Washdyke Lane. The property can be found a short distance along on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

