



CHOICE PROPERTIES

Estate Agents

2 Millers Way,
Alford, LN13 9EU

Price £269,950



Welcome to this charming detached bungalow located in the heart of Alford on Millers Way. This delightful property boasts three bedrooms with one en-suite a lounge/diner, kitchen and utility room.

Conveniently located close to the town centre, you'll have easy access to local amenities, shops, and restaurants, ensuring that everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this spacious detached bungalow your new home. Book a viewing today and start envisioning the wonderful memories you could create in this lovely property on Millers Way.

The property benefits from UPVC Double Glazing and Gas Central Heating. Internally the spacious well laid out accommodation comprises:-

Front entrance Porch

Door to:

Entrance Hallway

4'3 x 2'8

With UPVC entrance door. Internal door to:-

Hallway

13'3 x 8'6

Access to loft. Two storage cupboards with fitted shelving. Radiator.

Lounge/Diner

19'9 x 11'2

Spacious lounge with UPVC bow window to front aspect. Electric fireplace with wooden hearth and surround. Large UPVC window to side aspect. Two radiators. Telephone point. T.v. aerial point. Power points.

Kitchen

10'3 x 9'10

Fitted with wall and base units with work surfaces over. One bowl stainless steel sink with single taps and drainer. Two integral ovens. Four ring gas hob with extractor hood over. Part tiled walls. Radiator. Power points. UPVC window to rear aspect. Door to:-

Utility Room

8'10 x 5'0

Fitted with a work surface and wall mounted shelving. Gas Boiler. Plumbing for washing machine. Internal door to garage. UPVC door to rear garden. UPVC window to rear aspect.

Bedroom 1

11'5 x 11'5

Double bedroom with radiator and power points. UPVC window to rear aspect. Door to:-

En-suite Shower Room

3'7 x 7'9

Fitted with a three piece suite comprising of walk in shower, corner wall mounted wash hand basin with single taps, and a low level w.c. Spot lighting. Part tiled walls. Radiator. UPVC to rear aspect.

Bedroom 2

10'7 x 10'0

Double bedroom with radiator and power points. UPVC window to side aspect.

Bedroom 3

6'10 x 11'8

Double bedroom with radiator and power points. UPVC window to front aspect.

Bathroom

5'1 x 8'9

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin with single taps, and low level w.c. Part tiled walls. Radiator. UPVC window to rear aspect.

Garage

9'1 x 16'8

Integral garage fitted with power and lighting, shelving, and an up and over garage door. Plumbing for washing machine. Consumer unit. UVPC window to side aspect.

Driveway

Paved driveway with space for up to two vehicles.

Gardens

To the rear of the property is large fully enclosed private laid to lawn garden with hedgerows to the perimeter. The rear garden further benefits from a variety of mature trees, plants and shrubbery, including an apple tree, which provides an abundance of life and colour. The garden also boasts a paved patio area which is ideal for outdoor seating.

Tenure

Freehold.

Council Tax

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

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

Opening Hours

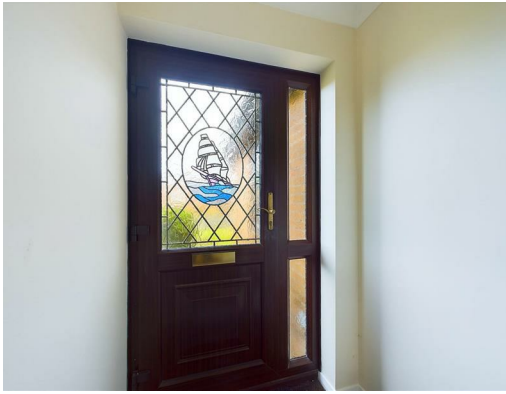
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.





Approximate total area⁽¹⁾
1095.45 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.

GIRAFFE360

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 number 2 can be found on your right hand side.

