



# CHOICE PROPERTIES

*Estate Agents*

4 Dixon Drive,  
Alford, LN13 0PR

Price £325,000



Choice Properties are delighted to offer you this beautiful, detached high-spec bungalow occupying a pleasant position in a sought-after location in the charming historic market town of Alford. This lovely home boasts beautiful and easily maintainable gardens, while standing on a large plot, with 4 good sized bedrooms, living space and featuring a large conservatory. We highly recommend viewing this home.

With the added benefit of Gas Fired Central Heating and UPVC Double Glazed windows and doors. The well laid out internal accommodation which has been finished to a high standard consists of :-

### **Entrance Porch**

7'1" x 14'11"

Power Points. Door leading into :

### **Hallway**

7'3" x 3'2"

Radiators. Power Points. Telephone Point. Air Conditioning Unit. Storage Cupboard.

### **Kitchen**

10'6" x 10'9"

Wall & Base units with Work Surfaces Over. Integrated Dishwasher, Fridge/Freezer. Built in oven & worktop gas hob with hood over. Fully Tiled. One and a half sink with tap and drainer. Under counter lighting. Door leading out into :

### **Conservatory/Dining Room**

10'7" x 17'8"

Radiator. Power Points. TV Aerial Point. Double Doors & Single Side door leading into Garden. Sliding doors leading into :

### **Living Room**

12'2" x 10'0"

Radiator. Power Points. TV Aerial Point. Log Burner.

### **Bedroom 1**

15'9" x 11'9"

Radiator. Power Points. TV Aerial Point. Fitted Wardrobes.

### **Bedroom 2**

10'6" x 9'8"

Radiator. Power Points. TV Aerial Point. Door leading to :

### **En-suite**

3'9" x 6'4"

Low level flush WC & pedestal wash hand basin. Radiator. Fully tiled.

### **Bedroom 3**

10'8" x 10'0"

Radiator. Power Points. TV Aerial Point.

### **Bedroom 4/Play Room**

15'9" x 10'8"

Power Points. TV Aerial Point. Combi-boiler & Consumer unit.

### **Bathroom**

7'1" x 6'7"

White Bathroom Suite consisting of panelled bath with shower over, pedestal wash hand basin and low-level flush WC.

### **Gardens**

To the front of the property, the garden is laid to lawn as well as featuring a stone driveway which is made secure with wooden gates and allows parking for multiple vehicles. Access can be gained to the rear garden if necessary. The rear garden is again, laid to lawn with few established trees, shrubs and plants to the back of the garden. A decking area also sits in the bottom right corner, perfect for entertaining and hosting social gatherings.

## **Driveway**

Gravelled driveway with off the road parking for two vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://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 for Council Tax Year 2024/25 - £1993.47

## **Viewing Arrangements**

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

## **Opening Hours**

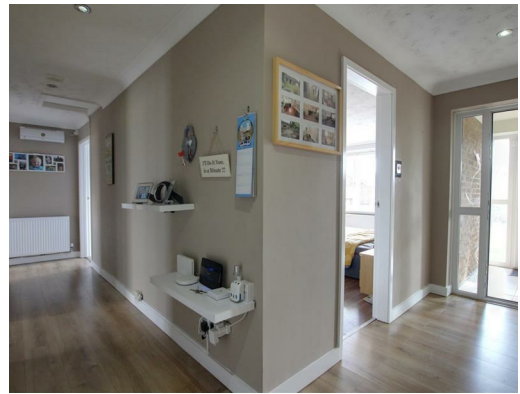
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making An Offer**

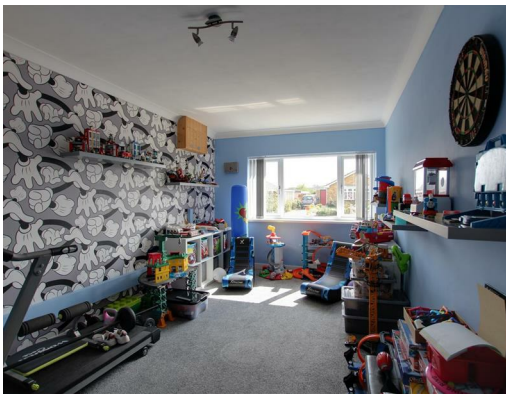
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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.





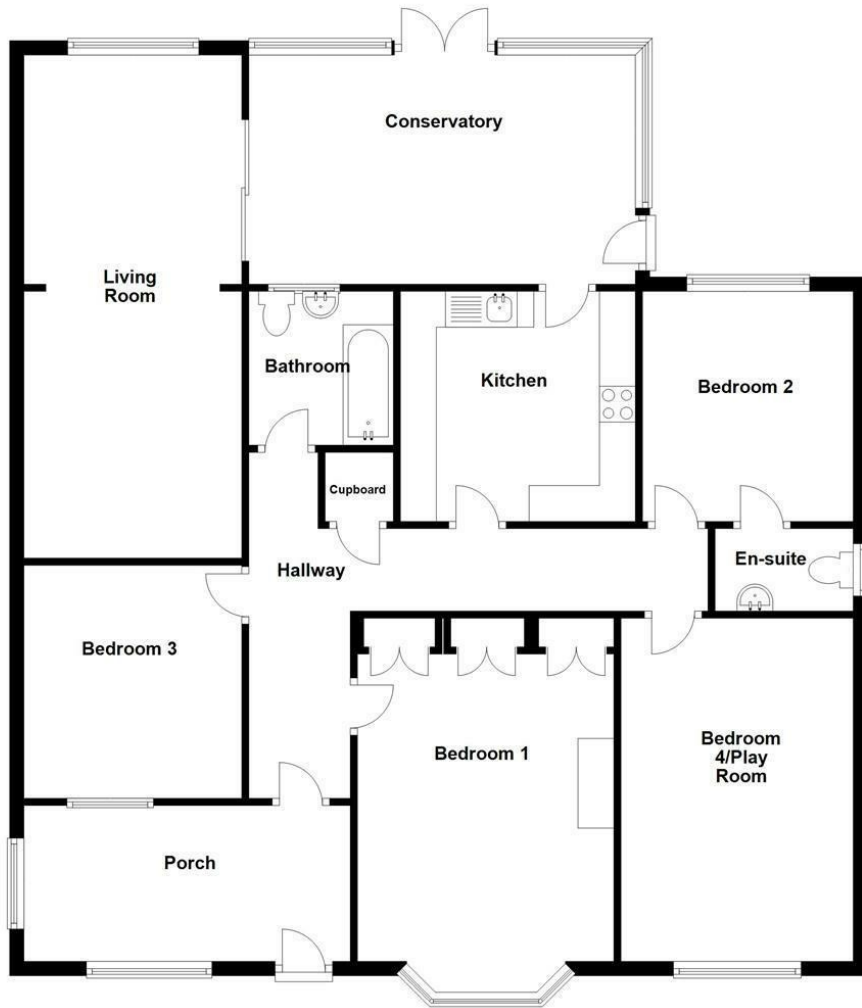








**Ground Floor**





# Directions

From our Alford office head towards the junction facing the Church. Turn left onto High Street and carry on until the Grammar School where you turn right into Totby Lane. Take your third left then into Dixon Drive and number 4 can be found a little way down on the right-hand side.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

