



# CHOICE PROPERTIES

*Estate Agents*

37 Bridgeways,  
Alford, LN13 9DF

Price £354,950



Choice Properties are delighted to bring to market this stunning four bedroom detached house situated on Bridgeways located in the historic market town of Alford. The property benefits from having large UVPC windows throughout the interior allowing the property to feel abundantly light and bright. The property also features a generously proportioned living room, kitchen, office, and bathroom. To the exterior, the property boasts a fully enclosed private garden, a brick built double garage, and a tarmac driveway all protected by a home security system. Early viewing is highly advised.

With the added benefit of gas central heating, UVPC double glazing, and a home security system, the well presented and generously proportioned internal living accommodation comprises:-

### **Hallway**

7'7 x 11'3

With UVPC entrance door. Large storage cupboard housing combi boiler and consumer unit. Staircase leading to first floor landing. Smoke detector. Radiator. Telephone point. Power points with USB compatibility which continues throughout the property.

### **Living Room**

10'8 x 19'11

Spacious living room with UVPC French doors leading to the garden. Two radiators. Tv aerial point. Ethernet point. Thermostat. Power points. UVPC window to front aspect.

### **Kitchen/Dining Room**

11'1 x 18'3

Fitted with wall and base units with work surfaces over. Six ring gas hob with extractor hood over and splashback. One and a half bowl stainless steel sink with mixer tap and drainer. Integral oven. Integral microwave. Integral dish washer. Integral fridge freezer. Plumbing for washing machine. Space for dryer. Spot lighting. Smoke detector. Radiator. Power points. Tv aerial points. Two sets of dual aspect UVPC French doors to garden.

### **Office**

6'5 x 7'7

Radiator. Power points. Ethernet Point. UVPC window to front aspect.

### **Downstairs WC**

6'3 x 3'4

Fitted with a wall mounted wash hand basin with mixer tap and tiled splash back and a push flush w.c. Radiator. Laminate flooring. Storage cupboard. UVPC to side aspect.

### **Landing**

10'4 x 8'3

Access to loft. Smoke detector. Radiator. Power points. UVPC window to rear aspect.

### **Bedroom 1**

9'10 x 9'3

Large double bedroom with double fitted wardrobe. Radiator. Thermostat. Power points. Tv aerial point. UVPC window to front aspect. Door to:-

### **Ensuite**

6'10 x 6'3

Fitted with a three piece suite comprising of a shower cubicle, wash hand basin set over vanity unit with mixer tap, and push flush w.c. Part tiled walls. Chrome heated towel rail. Extractor. UVPC to front aspect. Electric shaver point.

### **Bedroom 2**

9'10 x 11'4

Double bedroom with radiator, power points, and UVPC to front aspect.

### **Bedroom 3**

11'0 x 10'4

Double bedroom with radiator, power points, and UVPC to rear aspect.

### **Bedroom 4**

7'11 x 6'2

Double bedroom that is currently being used as a dressing room. Radiator. Power point. UVPC window to rear aspect.

## **Bathroom**

Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin set over vanity unit with mixer tap and tiled splashback, and a push flush w.c. Part tiled walls. Backlit mirror. Extractor. Radiator. UVPC window to side aspect.

## **Garage**

Detached brick double lined double garage fitted with power and lighting and two up and over garage doors. Pedestrian access door leading to garden. Beamed ceilings.

## **Gardens**

To the rear of the property is a fully enclosed private laid to lawn garden with brick walls and fencing to the perimeter and a stone footpath leading from the property across the garden to the garage and driveway. The garden benefits from a vegetable patch and garden shed which is fully kitted out with power and lighting. The garden also features remote control lighting which is fitted to the brick wall perimeter allowing the entirety of the garden to be lit. The property also boasts a patio area with external power sockets making it the ideal area for outdoor seating.

## **Driveway**

Tarmac driveway providing off the road parking for two 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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D. Amount Payable 2024/25 - £2242.65

## **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**

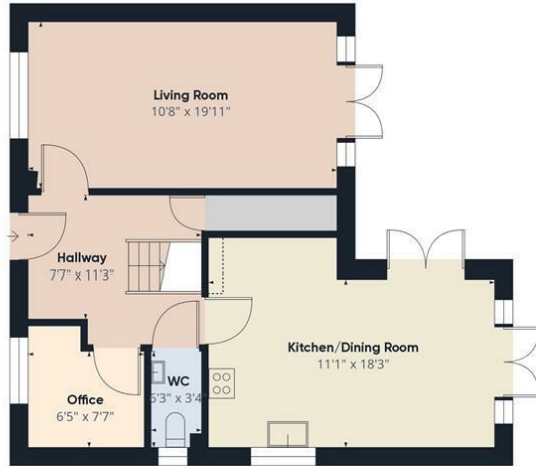
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1234.07 ft<sup>2</sup>  
Reduced headroom  
33.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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 south along south street for 800m and then turn right onto Bridgeways. Follow the road round for 250m then turn right. Follow this stretch of road for 100 meters and you will find No. 37 on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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	

