



# CHOICE PROPERTIES

## *Estate Agents*

Park View Alford Road,  
Bilsby, LN13 9PY

Reduced To £365,000



It is a pleasure for Choice Properties to bring to the market this most spacious and well presented detached bungalow, occupying a pleasant position in the sought after village of Bilsby. Boasting three bedrooms (one en-suite), ample living space and generous outdoor space with open views to the rear, early viewing is certainly advised to appreciate this immaculate property!

Benefitting from gas central heating and uPVC double glazing throughout, this impressive internal accommodation offers ample storage space and comprises:

### **Entrance Porch**

3'08" x 8'06"

uPVC front entrance door. Polycarbonate roof.

### **Entrance Hall**

uPVC entrance door. Spot lighting. Thermostat controls. Storage cupboard. Two radiators.

### **Inner Hallway**

3'04" x 9'00"

Loft access. Storage cupboards. Spot lighting.

### **Kitchen**

14'10" x 10'03"

Fitted with a range of base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap over, integral oven and four ring induction hob with extractor over. Space for freestanding large fridge/freezer. Part tiled walls. Spot lighting. uPVC stable door to the garden. Radiator.

### **Utility Room**

3'03" x 10'02"

Base units with work surfaces over, plumbing and space for washing machine and dryer. Wall mounted 'Worcester' combination boiler. Storage cupboard.

### **Dining Room**

8'06" x 18'08"

Double opening 'French' style patio doors to the garden. Radiator. Space for table and chairs. Spot lighting. Storage cupboard.

### **Reception Room**

16'05" x 12'07"

Light and airy reception room with sliding door leading to the sunroom. Spot lighting. Radiator. TV aerial point.

### **Sunroom**

10'07" x 6'08"

Polycarbonate roof. Door to the garden.

### **Bedroom 1**

10'10" x 11'00"

Spacious double bedroom. Radiator. Spot lighting.

### **En-Suite Shower Room**

5'06" x 5'09"

Fitted with three piece suite comprising shower enclosure with electric 'Triton' shower over, dual flush wc and hand wash basin. Radiator. Part tiled walls. Spot lighting.

### **Bedroom 2**

17'09" x 11'10"

Spacious double bedroom. Radiator. Spot lighting. Ample space for freestanding wardrobes.

### **Bedroom 3/Study**

11'08" x 10'02"

Double bedroom currently well laid out as a study. Radiator. Spot lighting.

## **Bathroom**

14'09" x 7'09"

Fitted with four piece suite comprising roll top bath with taps and shower attachment over, shower enclosure with electric 'Triton' shower over, hand wash basin and wc. Part tiled walls. Tiled flooring. Spot lighting. Radiator.

## **Driveway**

Providing off road parking.

## **Storage**

Up and over door.

## **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries which can be access to the side of the property via a timber gate. The garden is laid mostly to lawn and features a paved patio area for ease of maintenance as well as greenhouse and useful storage shed.

## **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 C.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Monday to Friday 9.00am - 5.00pm  
Saturday 9.00am - 3.00pm

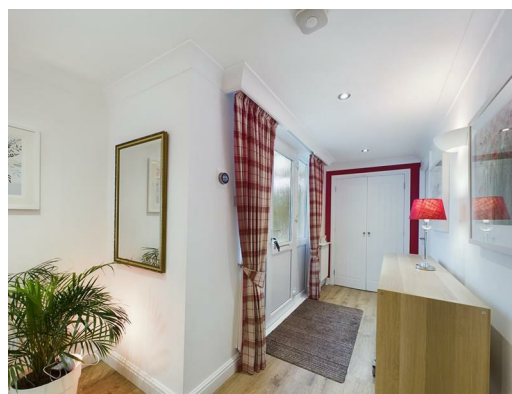
## **Making an Offer**

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.

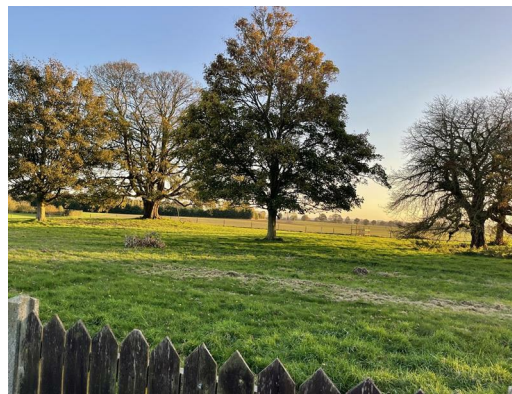
















Approximate total area<sup>(1)</sup>  
1455.62 ft<sup>2</sup>

(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.

GIRAFFE 360

# Directions

Take a left out of our Office and head towards the junction with the Church facing you. Take a right here along East Street until you reach the the right hand turn sign posted to Sutton on Sea, take this right and continue along past the Church on the right hand side. Park View will be a little way along from there on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

