



# CHOICE PROPERTIES

*Estate Agents*

6 Staveley Road,  
Alford, LN13 0PN

Price £230,000



Choice Properties are delighted to present this spacious three bedroom detached bungalow, occupying a pleasant position in the charming market town of Alford. Further benefitting from ample off road parking, garage and privately enclosed low maintenance garden, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing throughout, this well laid out internal accommodation comprises:

### **Kitchen**

14'11" x 8'9"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with mixer tap over, integral oven and four ring gas hob with extractor over, integral fridge/freezer, plumbing for a washing machine. Part tiled walls. Tiled flooring. Space for table and chairs.

### **Reception Room**

15'0" x 12'2"

Light and airy reception room. Bow window to the front. Gas fire. TV aerial point.

### **Hallway**

10'3" x 2'11"

Loft access. Thermostat controls.

### **Bedroom 1**

12'5" x 8'10"

Spacious double bedroom. Built in wardrobes and bridging unit.

### **Bedroom 2**

8'7" x 10'4"

Spacious double bedroom. Built in wardrobes. Double opening patio doors to the garden.

### **Bedroom 3**

8'6" x 8'9"

Built in wardrobes.

### **Shower Room**

6'5" x 8'7"

Fitted with three piece suite comprising walk-in shower enclosure with electric shower, dual flush wc and hand wash basin with mixer tap set in vanity unit. Tiled walls and flooring. Spot lighting. Towel rail. Cupboard housing the hot water cylinder.

### **Driveway**

Providing ample off road parking.

### **Garage**

20'10" x 8'8"

With electric roller door, rear uPVC door, power and lighting.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid to gravel and paved for ease of maintenance and features a greenhouse.

### **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 B.

## **Viewing Arrangements**

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

## **Opening Hours**

Monday to Friday 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.







**Approximate total area<sup>(1)</sup>**  
899.76 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.

**GIRAFFE360**

# Directions

From our Alford office head East towards the church. Turn left onto High Street/West Street then take your fifth right onto Tothby Lane before turning left into Coles Avenue. Then take the first right into Higgins Road and then first left into Staveley Road.

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	

