



# CHOICE PROPERTIES

## *Estate Agents*

2 Bridgeways,  
Alford, LN13 9FA

Price £350,000



This modern detached house offers a perfect blend of comfort and contemporary living. With four well-proportioned bedrooms, including two with en-suite facilities, this property is ideal for families or those seeking extra space.

The heart of the home is a spacious kitchen and dining area, designed for both functionality and style, making it perfect for entertaining guests or enjoying family meals. The inviting reception room provides a warm and welcoming atmosphere, ideal for relaxation after a long day.

Step outside to discover an enclosed garden, complete with a feature patio that invites you to enjoy al fresco dining or simply bask in the sun. The garden offers a private retreat, perfect for children to play or for hosting summer gatherings.

Situated on the edge of the development, this property benefits from a peaceful setting while still being conveniently close to local amenities.

With the benefit of Gas central heating and uPVC double glazing, this spacious well appointed internal accommodation comprises:

**Front Entrance Door to:**

**Entrance Hallway**

16'2" x 3'3"

Radiator. Under stairs storage. Smoke alarm.

**Cloakroom W.C.**

5' x 4'

W.C. and wash hand basin. Part tiled walls. Radiator.

**Lounge**

16'10" x 10'10"

Box bay window. Radiator. Thermostat controls for the central heating.

**Study**

9' x 8'8"

Radiator.

**Kitchen/Diner**

26'6" x 9'10"

Fitted wall and base units with work surfaces over. Integrated appliances including Fridge/Freezer and Dishwasher. Integrated double electric oven and gas hob. Stainless steel sink unit and drainer with mixer taps. Part tiled walls. Radiator. Double doors leading out to the rear patio and garden.

**Utility Room**

7'1" x 6'7"

Fitted base units with work surfaces over. Plumbing for washing machine. Gas boiler which supplies the central heating and hot water. Dorr to side.

**Landing**

10'2" x 5'11"

Access to the loft area.

**Bedroom 1**

13'8" x 9'2"

Fitted wardrobes with sliding mirrored doors. Radiator. Thermostat control for the central heating. Door to:

**Ensuite**

7'3" x 6'4"

With three piece suite which consists of shower enclosure with mixer shower, wash hand basin and w.c. Heated towel rail.

**Bedroom 2**

11'3" x 8'10"

Radiator. Door to:

**Ensuite**

6' x 5'4"

With three piece suite which consists of shower enclosure with mixer shower, wash hand basin and w.c. Heated towel rail.

**Bedroom 3**

10'9" x 10'1"

Radiator.

## **Bedroom 4**

8'8" x 7'6"

Radiator.

## **Bathroom**

8'8" x 8'4"

With three piece bathroom suite which consists of a panelled bath with mixer shower and screen over, wash hand basin and w.c.

## **Driveway**

Block paved driveway.

## **Garage**

With up and over garage door plus personal door to the side. Power and lighting.

## **Gardens**

To the front of the property is a lawned garden and to the rear is an enclosed garden which is also laid to lawn with raised vegetable boxes and a paved patio area with low level wall and feature lighting.

## **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.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

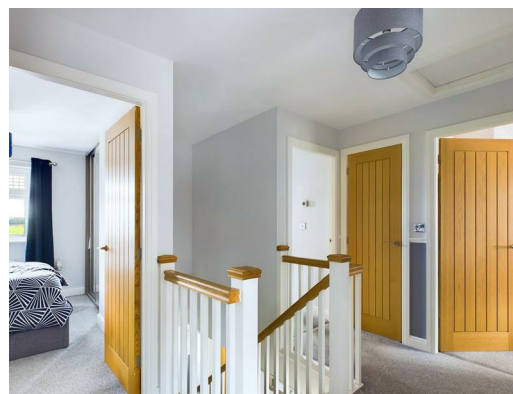
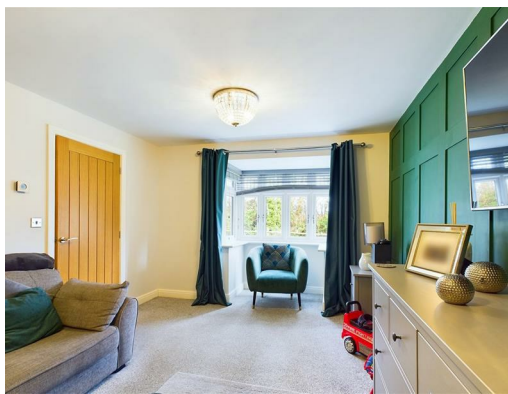
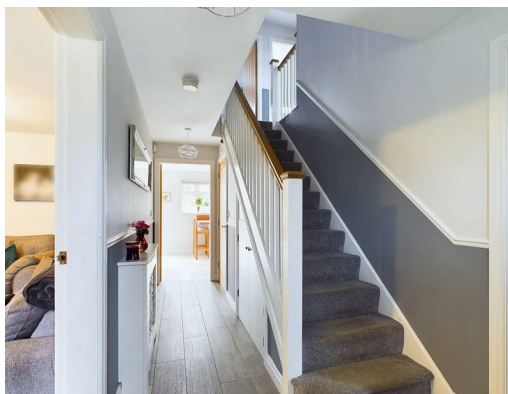
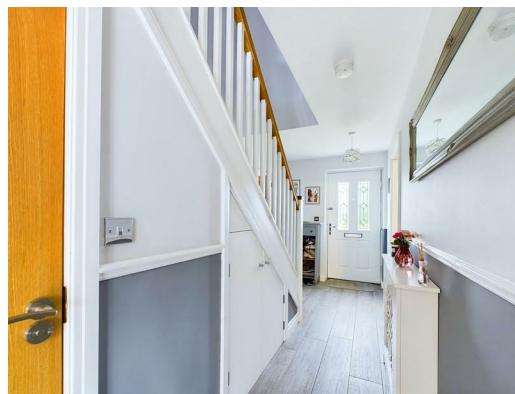
Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making an offer**

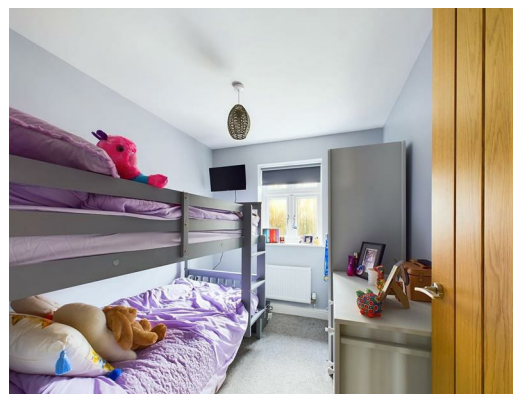
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

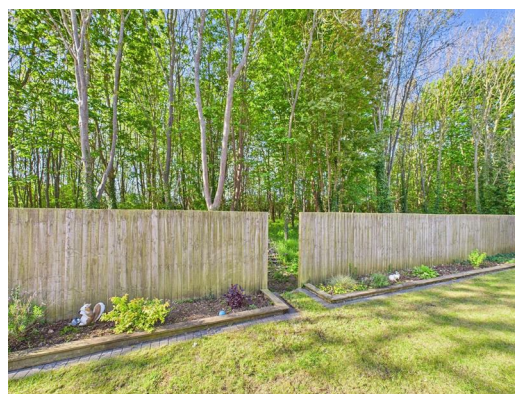








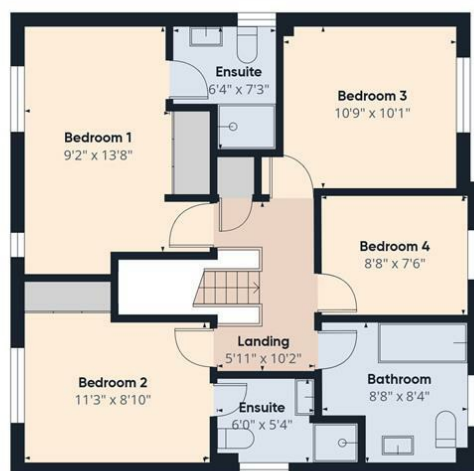








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1330.33 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

From our Alford office head South along South Street onto Willoughby Road and following the Fire Station on your right hand side, take your second turning on the right into Bridgeways.

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		94	(92 plus) A		
(81-91) B	85		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

