



# CHOICE PROPERTIES

## *Estate Agents*

4 Hallam Close,  
Alford, LN13 0PU

Reduced To £225,000



Choice Properties are delighted to bring to market this stunning two bedroom semi detached bungalow located on Hallam Close situated in the historic market town of Alford. The property features a living room, kitchen, bathroom, office, and conservatory to the interior and to the exterior boasts a part laid to lawn part patio garden, brick built garage, outbuilding, summer house, and driveway. Early viewing is highly advised.

With the additional benefit of gas central heating and UVPC double glazing throughout, the well proportioned internal living accommodation comprises:-

### **Entrance Hall**

3'9 x 8'5

With UVPC entrance door and UVPC windows to all aspects. Tiled floor. UVPC door to:-

### **Hallway**

19'2 x 4'6

Access to loft via loft hatch. Storage cupboard with fitted shelving. Radiator. Power points. Internal doors to all rooms.

### **Living Room**

16'3 x 12'3

Electric feature fireplace with marble hearth and surround. Large bow UVPC window to front aspect. Radiator. Power points. Tv aerial point. Telephone point.

### **Kitchen**

12'4 x 10'4

Fitted with wall and base units with works surfaces over. Four ring gas hob. One and a half bowl stainless steel sink with mixer tap and drainer. Part tiled walls. Gas combination boiler. Space for fridge freezer. Space for dishwasher. Twin integral ovens. Laminate flooring. Beamed ceilings. Power points. UVPC to rear aspect. UVPC external door to garden.

### **Office**

7'5 x 9'5

Radiator. Power points. UVPC door to:-

### **Conservatory**

12'9 x 10'6

With UVPC windows to all aspects. UVPC French doors leading to garden. Radiator. Power points. Vinyl flooring.

### **Bedroom 1**

11'5 x 9'4

Double bedroom with fitted wardrobes and bow UVPC window to rear aspect. Radiator. Power points.

### **Bedroom 2**

9'4 x 7'4

Double bedroom with fitted sliding door wardrobe and bow UVPC window to front aspect . Radiator. Power points.

### **Shower Room**

6'4 x 6'5

Fitted with a three piece suite comprising of corner shower cubicle with rainfall and traditional shower attachment, wash hand basin set over vanity unit, and push flush w.c. Large chrome heated towel rail. Tiled flooring. Fully tiled walls. UVPC window to rear aspect.

### **Garage**

Detached brick built garage fitted with power and lighting and up and over garage door.

## **Garden**

The property benefits from being situated on a corner plot allowing it to have an extensive rear garden. This rear garden boasts a large laid to lawn area with a plethora of mature trees and foliage adding an abundance of life and colour to the garden and further benefits from a well proportioned patio area which is ideal for outdoor seating.

## **Outbuilding**

Brick built out building with pedestrian access door.

## **Driveway**

Paved driveway providing off the road parking space for up to 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 B

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, Alford, Tel - 01507 462277

## **Opening Hours**

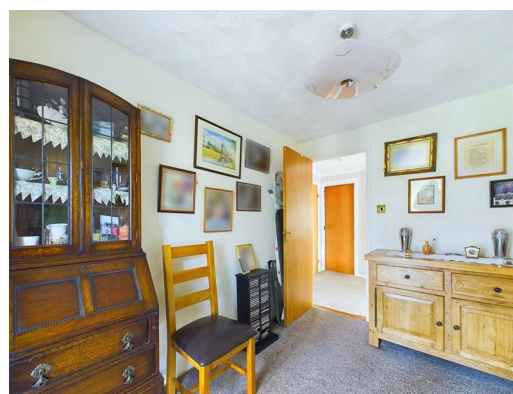
Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **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>  
940.77 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 towards the church and turn left onto the High Street, this leads onto West Street. Follow the road along, turn right at the Police Station into Tothby Lane and then take the second left into Robinson Avenue. Hallam Close can then be found immediately on your right-hand side and No. 4 can be found at the end on your 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                                 |         | 87        | (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                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

