



# CHOICE PROPERTIES

## *Estate Agents*

8 Coles Avenue,  
Alford, LN13 0AH

Price £325,000



Located Coles Avenue in Alford, this delightful detached dormer bungalow offers a perfect blend of comfort and space. With four generously sized bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

The highlight of this home is undoubtedly the large conservatory, which invites an abundance of natural light and provides a serene spot to relax while enjoying views of the south-facing garden. This outdoor space is perfect for gardening enthusiasts or for simply basking in the sun during warmer months.

The property also boasts a spacious garage, offering ample storage or the potential for a workshop, catering to various needs. Located in a peaceful residential area, this bungalow provides a tranquil retreat while still being within easy reach of local amenities and transport links.

With the added benefit of Gas Central Heating and UPVC Double Glazed windows and doors. The well laid out internal accommodation of this beautiful bungalow consists of :-

**Front entrance door to:**

**Entrance Hall**

9'5" x 14'1"

Radiator.

**Lounge/Diner**

24'1" x 13'3"

Staircase to the first floor landing. Electric fire set in feature tiled surround. 2 radiators. Sliding patio doors leading through to the Conservatory.

**Kitchen**

10'0" x 12'2"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and gas hob. Tiled floor.

**Conservatory**

12'4" x 14'8"

Radiator. Double doors leading out to the rear garden.

**Study**

7'3" x 9'11"

Electric wall mounted heater. Internal door to the garage.

**Bedroom 1**

11'9" x 13'6"

Bow window. Radiator.

**Bedroom 2**

10'0" x 10'6"

Radiator.

**Bathroom**

6'2" x 10'6"

Panelled bath with mixer shower over and wash hand basin. Fitted storage cupboard. Radiator. Tiled floor. Part tiled walls. Extractor fan.

**WC**

3'0" x 5'8"

With w.c. Part tiled walls. tiled floor.

**Landing**

Doors to:

**Bedroom 3**

13'0" x 12'1"

Radiator.

**Bedroom 4**

10'1" x 9'11"

Radiator.

**Driveway**

Block paved driveway with ample parking for several vehicles.

## **Garage**

18'6" x 9'11"

With up and over garage door. Power and 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 C.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 4622777

## **Opening Hours**

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

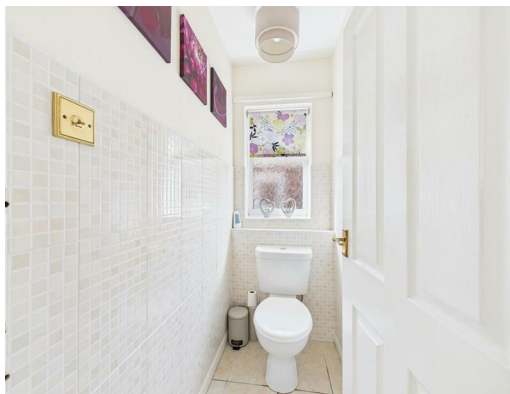
## **Making an Offer**

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.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1599.86 ft<sup>2</sup>  
Reduced headroom  
16.03 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.

GIRAFFE360

# Directions

Take a left out of our Alford Office and head North along South Market Place to the junction where you will see the Church straight ahead, take a left here on to West Street and continue along this road until you see a right hand turn to Tothby Lane, take a right here and then take the first left down Coles Avenue. Number 8 can be found on the left 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                                 |                         | 83        | (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 |           |

