



CHOICE PROPERTIES

Estate Agents

8 Seymour Lane,
Alford, LN13 9AP

Reduced To £275,000



Choice Properties are delighted to market this superb two bedroom detached bungalow with a self contained one bedroom annex. The well presented property is located on Seymour Lane which is situated in the charming historic market town of Alford. To the interior, the property features a generously proportioned kitchen, living room, dining room, and shower room and, externally, boasts a fully enclosed garden and a spacious driveway. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and UPVC double glazing throughout, the well presented and abundantly bright internal living accommodation comprises:-

Hallway

7'3" x 9'5"

With uPVC entrance door. Built in gloss storage cupboard. Oak internal doors to all rooms. Access to loft via loft hatch. Flat panel radiator. Power points. Thermostat.

Kitchen

11'7" x 9'5"

Fitted with wall, base, and drawer units with work surfaces over. Four ring electric hob with feature extractor over. Single bowl sink with mixer tap and drainer. Part tiled walls. Integral oven. Space for an American style fridge freezer. Space for dishwasher. Spot lighting. uPVC door leading to garden. uPVC window to rear aspect. Flat panel radiator. Power points.

Living Room

15'3" x 15'3"

With large uPVC window to rear aspect. Feature fireplace. Tv aerial point. Telephone point. Power points. Flat panel radiator. uPVC window to side aspect. Opening to:-

Dining Room

7'4" x 13'4"

With uPVC window to side aspect. Flat panel radiator. Power points.

Bedroom 1

9'9" x 14'2"

Double bedroom with built in gloss storage cupboard. Radiator. Power points. Large uPVC window to front aspect.

Bedroom 2

9'10" x 8'4"

Double bedroom with built in gloss storage cupboard. Radiator. Power points. uPVC window to front aspect.

Shower Room

6'5" x 6'3"

Fitted with a three piece suite comprising of walk-in shower with dual shower attachments, wash hand basin set over vanity unit with chrome mixer tap, and a back to wall w.c. Chrome heated towel rail. Frosted upvc to side aspect. Part boarded walls.

Annex Kitchen/Living Room

10'6" x 10'1"

Fitted with wall and base units with work surfaces over. One bowl stainless steel sink with mixer tap and drainer. Dual aspect windows. Plumbing for washing machine. 'Baxi' gas combi boiler. Breakfast bar. uPVC entrance door. Oak internal doors to all rooms. Flat panel electric radiator. Power points. Tv aerial point.

Annex Bedroom

7'3" x 10'3"

Large uPVC window to front aspect. Consumer unit. Electric radiator. Power points. Tv aerial point.

Annex Shower Room

2'11" x 5'8"

Fitted with a three piece suite comprising of shower cubicle, back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Tiled flooring. Electric heated towel rail. Spot lighting. Frosted uPVC window to rear aspect.

Garden

The property benefits from a fully enclosed private rear garden that is not overlooked by any neighbouring houses. The garden benefits from a variety of different areas including a beautiful manicured laid to lawn area, an easy to maintain gravelled area, and a decking area ideal for outdoor seating. The rear garden is accessible from the front via a side access gate and also has park views to the rear.

Driveway

Part paved part gravelled driveway providing off the road parking for several 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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

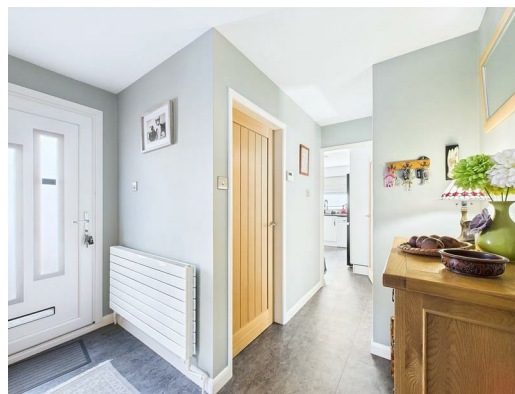
Opening Hours

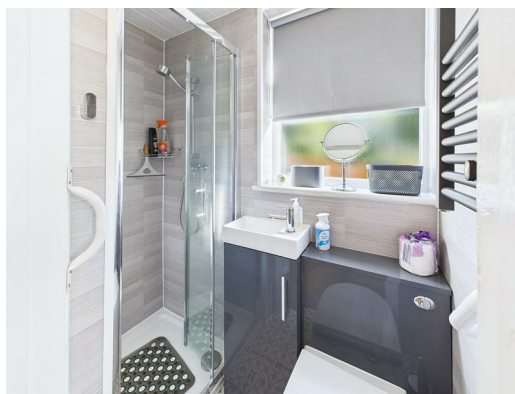
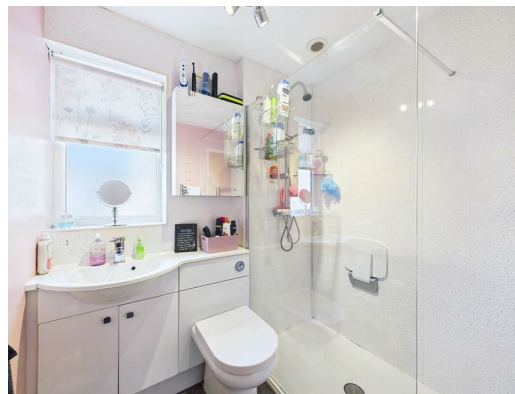
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

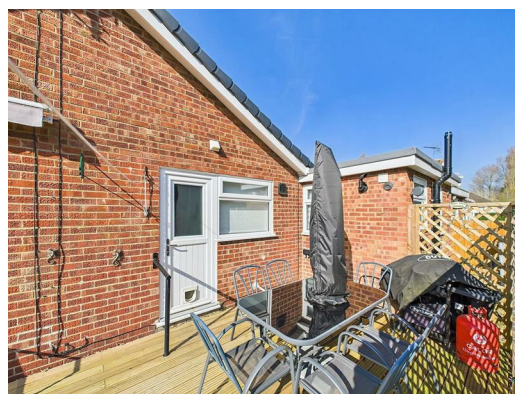
Making An Offer

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 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⁽¹⁾
1008.57 ft²

(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 head south onto South Street and continue for 500m then turn left onto Seymour Lane. The property can be found a short way along on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

