



CHOICE PROPERTIES

Estate Agents

39 Hazel Walk,
Alford, LN13 9BX

Price £335,000



Choice Properties are delighted to bring to the market this expansive and stylish three bedroom (1 en-suite) detached bungalow, situated in a peaceful and sought after location. This beautiful bungalow further benefits from two reception rooms, driveway with double garage and has an attractive and generously sized garden to the rear, complete with garden studio. Early viewing is highly advised!

Offering generously proportioned rooms throughout with a desirable layout, the immaculately presented and abundantly light accommodation comprises:-

Hallway

4'9" x 13'0"

Enter via composite entrance door, built in storage cupboard, loft access.

Reception room

11'8" x 13'1"

Abundantly bright reception room, feature fireplace set into bricked surround with tiled hearth and wooden mantle. built in storage units, featured archway opening into:-

Dining room

9'8" x 9'9"

With French double opening patio doors leading out into the garden.

Kitchen

10'3" x 9'9"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral double oven, four ring gas hob with featured stainless steel extractor hood over, integral fridge/freezer and dishwasher, tiled splash backs and flooring, door to:-

Utility room

5'5" x 6'7"

Plumbing for a washing machine, space for a tumble dryer, wall mounted combination boiler, tiled flooring, pedestrian door leading into the garden.

Bedroom 1

11'1" x 11'4"

Spacious double bedroom, TV Aerial point, door to:-

En-suite Shower room

8'6" x 3'6"

Fitted with a modern three piece suite comprising large walk in shower with mains 'waterfall' shower over, wash hand basin and w.c. set into featured vanity unit, tiled splash backs, shaving point.

Bedroom 2

11'3" x 9'11"

Spacious double bedroom.

Bedroom 3

8'3" x 9'8"

Double bedroom.

Bathroom

5'6" x 6'7"

Fitted with a modern three piece suite comprising panelled bath with mains shower over, wash hand basin and w.c. set into featured vanity unit, tiled splash backs, extractor fan.

W.c.

5'4" x 2'11"

Fitted with a two piece suite comprising wash hand basin with mixer tap, w.c., tiled splash backs.

Driveway

Paved driveway providing off road parking.

Double Garage

17'0" x 18'4"

Spacious garage with two up and over doors, power and lighting.

Garden

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is partially neatly laid to lawn with raised beds to the borders. There is a raised decked seating area with featured pergola which is perfect for relaxing in the sunshine or outdoor entertaining with guests and a further spacious patio section. Paved stepping stones lead towards the outdoor garden studio. A timber gate to the side provides access to the front of the property.

Garden room

8'6" x 15'8"

Bricked garden studio with power and lighting, lending itself to multipole uses.

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 - C.

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.

Viewing arrangements

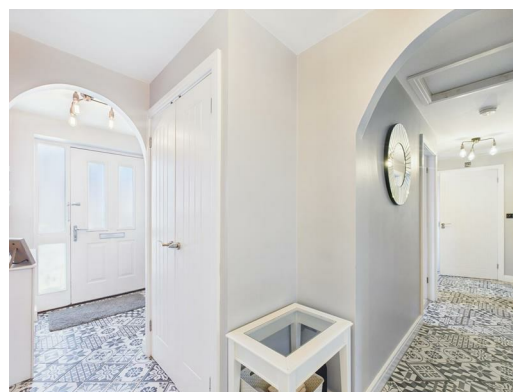
Viewing by Appointment through Choice Properties - Alford 01507 462277.

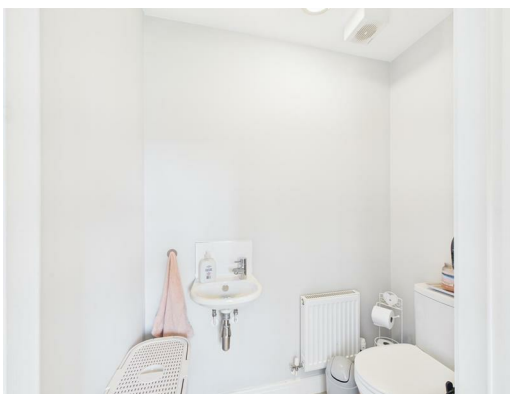
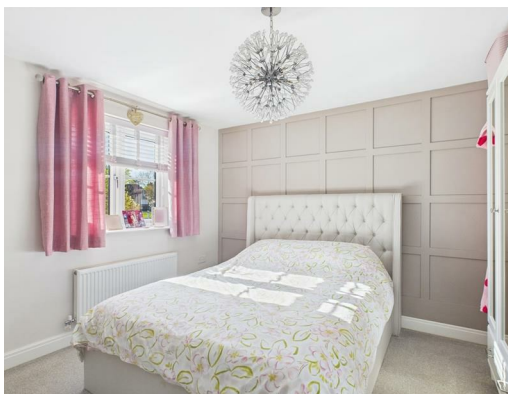
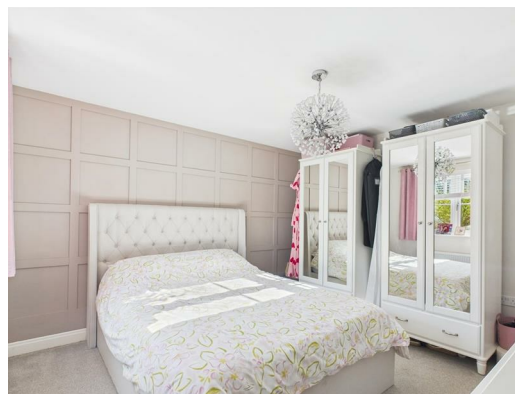
Opening hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

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 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1405.22 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

From our Alford office head South along South Street on to Willoughby Road. Go past the Fire Station and take the second right onto Hazel Walk.

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		94	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

