



CHOICE PROPERTIES

Estate Agents

8 Staveley Road,
Alford, LN13 0PN

Price £265,000



Nestled in the tranquil surroundings of Staveley Road, Alford, this charming detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families, retirees, or anyone seeking a peaceful retreat.

The bungalow boasts a newly fitted kitchen and bathroom, ensuring modern living standards are met while providing a fresh and inviting atmosphere. The spacious layout allows for easy movement and a sense of openness, making it a delightful space to entertain guests or enjoy quiet evenings at home.

Situated in a quiet location, this property benefits from a serene environment, perfect for those who appreciate a peaceful lifestyle. Despite its tranquil setting, you will find that essential amenities are just a stone's throw away, providing you with easy access to shops, schools, and local services.

With the added advantage of vacant possession, you can move in without delay and start enjoying your new home right away.

Benefitting from gas central heating and uPVC double glazing throughout, this well laid out internal accommodation comprises:

Side entrance door to:

Entrance Hallway

Radiator. Access to the loft area. Electric consumer unit.

Lounge/Dining Room

2 radiators. Telephone point. Bow window. Electric fire.

Kitchen

Newly fitted wall and base units with work surfaces over. Integrated electric oven and gas hob. Stainless steel sink unit and drainer with mixer taps. Plumbing for washing machine. Part tiled walls. Tiled floor. Gas combination boiler which supplies the central heating and hot water. Heated towel rail. Side door.

Shower Room

Newly fitted shower room featuring a large shower enclosure with twin head mixer shower, wash hand basin and w.c. set in vanity with storage. Fully tiled walls. Tiled floor. Heated towel rail. Extractor fan.

Bedroom 1

Fitted wardrobes with sliding doors. Radiator.

Bedroom 2

Radiator.

Bedroom 3

Radiator.

Driveway

Spacious driveway with parking for several vehicles.

Garage

Up and over garage door plus personal door to the rear. Power and lighting.

Gardens

To the front of the property is an easily maintainable garden covered with slate chippings. To the rear is a privately enclosed garden which is laid to lawn.

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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277

Opening hours

Monday to Friday 9.00am to 5.00pm

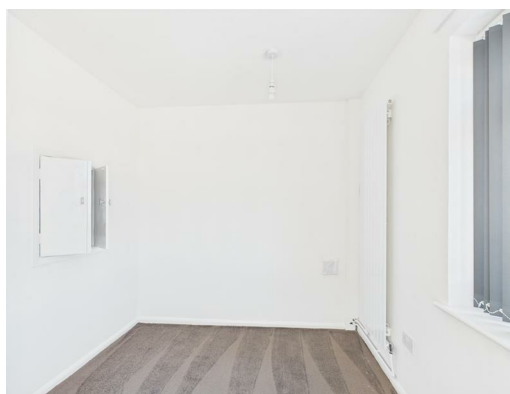
Saturday 9.00am - 3.00pm

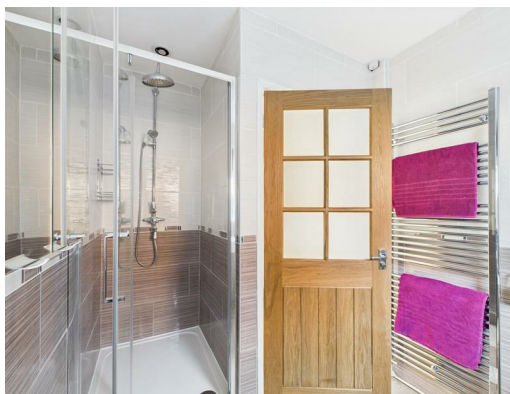
Making an Offer

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⁽¹⁾
863.04 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 East towards the church. Turn left onto High Street/West Street then take your fifth right onto Tothby Lane before turning left into Coles Avenue. Then take the first right into Higgins Road and then first left into Staveley Road.

