



# CHOICE PROPERTIES

## *Estate Agents*

2 Waumsley Way,  
Alford, LN13 0PP

Price £260,000



Choice Properties are pleased to offer this spacious three bedroom detached chalet style bungalow. Outstanding views from the rear of the property. Accommodation comprising entrance hall, kitchen / dining room, conservatory, lounge, two ground floor bedrooms, spacious bathroom with separate bath and shower cubicle, first floor bedroom, gardens, garage, driveway and workshop. Offered to the market CHAIN FREE, an internal viewing is highly recommended.

Added benefits of owned solar panels, far reaching views and well laid out accommodation comprising :

### **Entrance Hall**

Stairs to first floor landing, airing cupboard, radiator.

### **Lounge**

16'3 x 11'5

Double glazed sliding doors to rear opening to garden, double glazed window to side, gas fire with decorative surround, radiator, far reaching views.

### **Kitchen Area**

19'9 x 10'2

Double glazed window to side, range of eye level and base units, worktop space, stainless steel sink with drainer, space for appliances, part tiled walls, radiator, opening to:

### **Dining Area**

Double glazed sliding doors to rear opening to conservatory.

### **Conservatory**

9'10 x 9'2

Double glazed door to side opening to garden, double glazed windows, fixed roof, far reaching views.

### **Bedroom One**

16'3 x 9'5

Double glazed bay window to front, radiator.

### **Bedroom Two**

9'4 x 8'2

Double glazed window to side, built in wardrobes, radiator.

### **Bathroom**

Obscure double glazed window to side, white suite comprising low level w.c, pedestal wash basin, panelled bath, tiled shower cubicle, radiator, part tiled walls.

### **Landing**

Giving access to:

### **Bedroom Three**

17'3 x 5'5 min

Double glazed Velux window to side, access to eaves storage, radiator.

### **Inner Hall**

Built in storage cupboard, wall mounted boiler, access to garage.

### **Separate W.C**

Double glazed window to side, low level w.c, wash basin, part tiled walls.

### **Workshop**

19'9 max x 7'3 max

Window to rear, Separate entrance door, power and light.

### **Garden**

Artificial grass, patio area, shingle, hedging, side access, far reaching views.

### **Garage**

Up and over door, double glazed side door, internal access, power and light.

### **Driveway**

Leading to garage, providing off road parking space.

### **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 462277.

### **Opening Hours**

Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

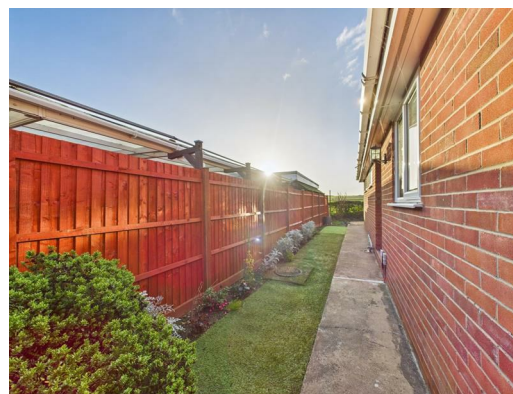
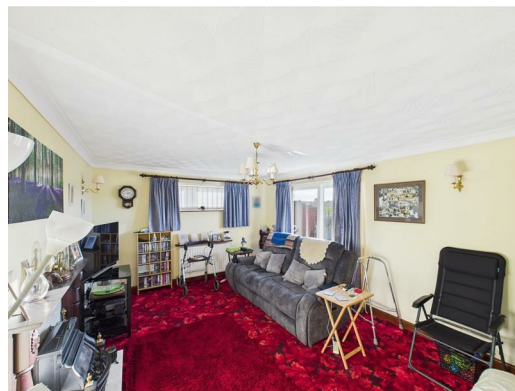
### **Making An Offer**

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.

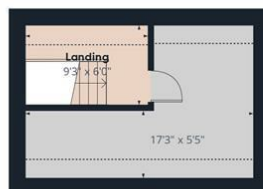
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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>

1511 ft<sup>2</sup>

Reduced headroom

60 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From West Street turn into Tothby Lane, take the second left into Robinson avenue and Waumsley Way can be found on the 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			(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		

