



CHOICE PROPERTIES

Estate Agents

69 Bridgeways,
Alford, LN13 9DF

Price £300,000



Choice Properties are thrilled to present this exceptionally maintained four bedroom detached home. Perfectly positioned within the sought after Bridgeways development, just a short distance from Alford Town Centre. Offering good access to well regarded schools, scenic parks and a variety of local shops. The heart of the property is the stunning kitchen/dining room, thoughtfully designed with a striking feature island that creates a wonderful space for both everyday living and entertaining. The spacious main bedroom boasts fitted wardrobes and a en-suite shower room. Outside, the properties delightful enclosed garden, complete with a stylish covered bar and inviting decked area, ideal for relaxing or hosting guests throughout the year. Further highlights include a garage and generous driveway, offering ample parking and storage. Presented in superb condition throughout, this remarkable home must be viewed internally to be fully appreciated.

Immaculately presented four bedroom detached home with accommodation comprising :

Entrance Hall

Stairs to first floor landing, under stairs storage cupboard, radiator.

Lounge

18'1 x 10'6

Double glazed bay window to front, double glazed window to side, two radiators.

Kitchen / Dining Room

19'4 x 13'5

Double glazed French doors to rear opening to garden, double glazed window to rear, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in microwave oven, dishwasher and fridge/freezer, feature island with breakfast bar, built in utility cupboard with space for appliances, worktop space, two radiators.

Cloakroom

Obscure double glazed window to front, white suite comprising low level w.c, vanity wash hand basin with mixer tap and tiled splash back, radiator.

Landing

Loft hatch, airing cupboard, radiator.

Bedroom One

11'3 x 9'1

Double glazed window to rear, built in wardrobes, radiator, door to:

En-Suite Shower Room

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, tiled shower cubicle, heated towel rail, part tiled walls.

Bedroom Two

11'2 x 9'

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

Bedroom Three

9'9 x 7'5

Double glazed window to rear, radiator.

Bedroom Four

7'10 x 7'2

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

Bathroom

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, panelled bath with mixer tap, shower fitted above bath, glazed shower screen door, part tiled walls, radiator.

Garden

Mainly laid to lawn, flowers, trees and shrubs, decked area, shingle, covered bar / barbeque area, access to garage, side access, fenced surround.

Garage

Up and over door, side 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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

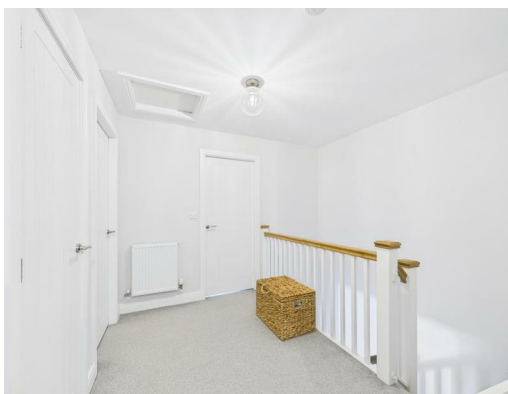
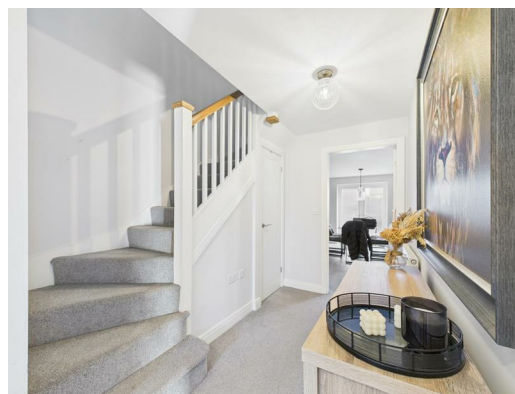
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.

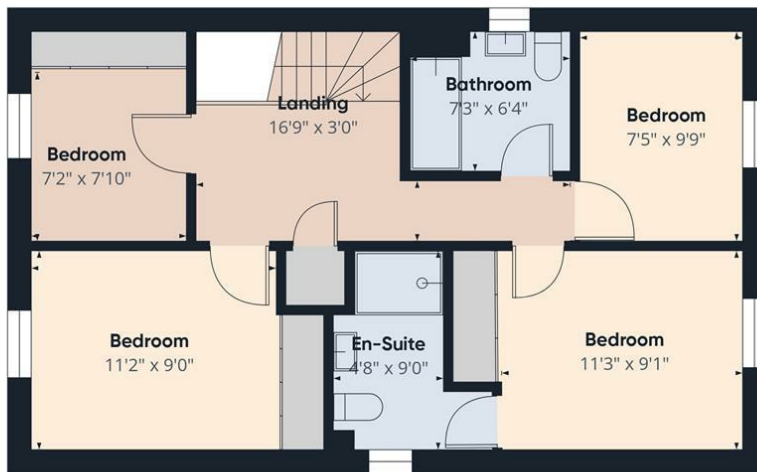
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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⁽¹⁾
1154 ft²

(1) Excluding balconies and terraces

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 Choice Properties on South Market Place, head north onto Market Place / South Street, Continue along South Street, then turn right onto Church Street. Follow Church Street round until you reach Willoughby Road. Turn right onto Willoughby Road. Continue on Willoughby Road for a short distance until you see Bridgeways on your right.

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		

