

## 6 Temple Close, Alford, LN13 0PT

Price £260,000



\*\*\*WAS £270,000 NO REDUCED TO £260,000\*\*\* Located in a quiet sought after location in the small historic market town of Alford, Choice Properties are delighted to present to you this individual detached bungalow offering 2 bedrooms (one of which has a large dressing room and en suite bathroom) The vendor currently uses this space as a separate wing. Together with a large Lounge & Dining Room this beautiful home stands in landscaped private gardens and features a good sized Driveway with Detached Garage. Viewing is Highly Recommended.

This lovely home benefits from UPVC Double Glazing and Solar panels and with the advantage of Gas Fired Central Heating the well presented, spacious internal accommodation consists of:-

### **Entrance Hall**

With UPVC Double Glazed Front door. Radiator. Power points. Control switch for the central heating. Loft access with pull down ladder to fully boarded roof space with shelving.

### **Lounge**

11'11" x 16'4"

Bow window. Radiator. Power points. T.V. Aerial point. Attractive electric feature log, flame & smoke effect fire set in Adam style fireplace. Archway to: \_

### **Dining Room**

9'11" x 8'7"

Sliding patio doors to the rear garden. Radiator. Power points.

### **Kitchen**

9'11" x 8'11"

With one and half bowl sink unit and drainer with mixer tap. Fitted wall, base and drawer units with work surfaces over. Display dresser unit and wine rack. Integrated electric hob with extractor hood over. Integrated Coffee Machine, Microwave, Dishwasher and Fridge. Part tiled walls. Power points. Radiator. Tiled floor.

### **Utility Room**

6'6" x 6'7"

With wall and base units with work surfaces over. Plumbing for automatic washing machine. Space for tumble dryer. Power points. Rear Access Door.

### **Separate Wing**

The following three rooms are used by the vendor as a separate wing and currently are laid out as a Lounge, Bedroom and En Suite, these rooms can be re-arranged for alternative living styles.

### **Dressing Room/Bedroom**

10'4" x 11'11"

Radiator. Power points. Cupboard housing Bulderus Combination boiler. Control Panel for Solar Panels.

### **En-suite Bathroom/Bathroom 2**

With corner shower. Push button flush w.c. Wash hand basin with mixer tap set in vanity unit. Fully tiled walls and floor. Extractor fan.

### **Bedroom 2/2nd Lounge**

15'10" x 11'0"

Radiator. Power points. T.V. Aerial point. UPVC Double Glazed Door to rear garden.

### **Family Bathroom**

With four piece suite which consists of large walk in shower, corner bath, wash hand basin and push button flush set in vanity unit. Fully tiled walls and floor. Radiator. Extractor fan. Heated towel rail.

### **Bedroom 1**

11'11" x 9'10"

With fitted wardrobes with overhead cupboards and bedside cabinets to each side. Separate double fitted wardrobe and dressing table. Radiator. Power points. Dimmer switch.

## **Large Driveway**

The property benefits from a large Driveway which provides ample parking space for many vehicles.

## **Gardens**

This beautiful, well appointed home occupies an enviable position, tucked into the corner of this quiet cul de sac in well established, attractive, private landscaped gardens. To the front of the property is an ornamental gravelled garden with well tended shrub borders and large driveway to the side which leads to the detached Garage. The rear garden features a plethora of colourful shrub and flower borders, a sunny sitting area overlooks an attractive fish pond. Pathways lead you through to a private lawned garden and raised patio area. A Summer House is ideally placed to make the most of those sunny summer days and is to be included in the sale.

## **Garage**

Detached Garage with electric door. Power & Lighting. Personal access door.

## **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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 and the amount payable for 2020 is £1,646.33

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

## **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.

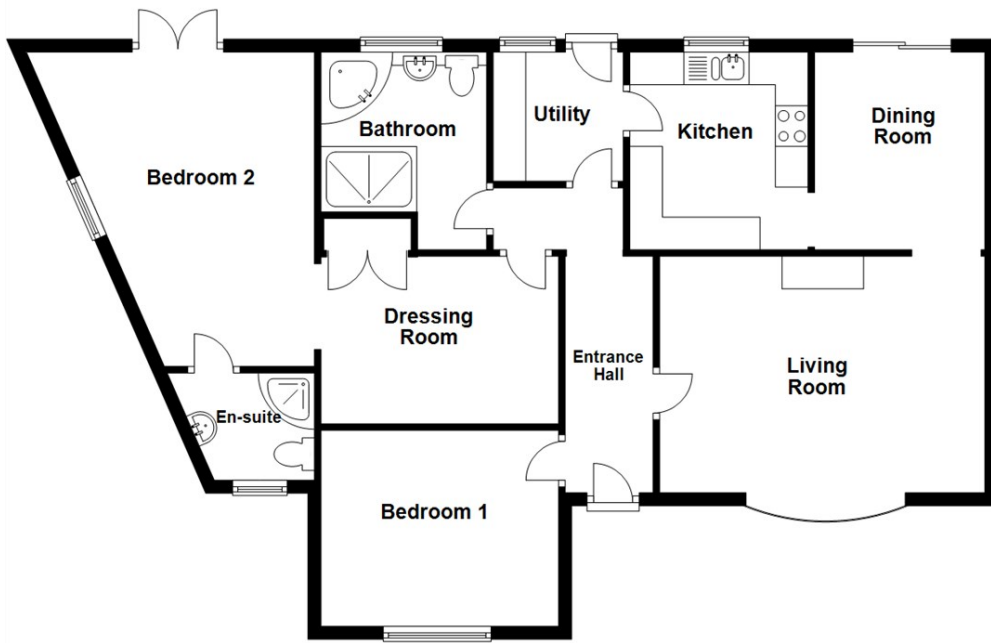
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





**Ground Floor**



# 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 taking the second left into Robinson Avenue. At the bottom of Robinson Avenue take a right and then Temple Close can be found first right and number 6 is tucked in the corner on the left hand side.

