



CHOICE PROPERTIES

Estate Agents

69 Parsons Lane,
Alford, LN13 9HS

Price £194,000



Situated in the heart of the charming historic market town of Alford, Choice Properties are delighted to bring to market this most spacious semi detached home. Featuring 2 Reception Rooms and 3 Bedrooms this lovely property benefits from a good sized driveway and pleasant gardens. Viewing is Highly Recommended.

The well laid out internal accommodation has the benefit of Gas Central Heating and UPVC Double Glazing and comprises:-

Entrance Hall

6'2" x 5'1"

Staircase to 1st floor landing. Radiator.

Lounge

10'10" x 13'5"

With multi fuel burner. Radiator. 5 double power points.

Dining Room

11'10" x 15'5"

With multi fuel burner. 4 double power points. Electric consumer unit. Radiator.

Kitchen

14'3" x 9'5"

With newly fitted wall and base units in cream colour with work surfaces over. One and half bowl sink unit and drainer with mixer taps. Integrated electric fan oven and induction hob with extractor hood over. Radiator. Power points.

Utility

6'9" x 9'5"

With plumbing for washing machine. Power points. Gas Combi Boiler which supplies central heating and hot water.

WC

With low level flush w.c. and wash hand basin. Heated towel rail.

Landing

Fitted storage cupboard. Access to loft area.

Bedroom 1

10'10" x 13'5"

Radiator. Power points

Bedroom 2

9'1" x 6'11"

Radiator. Power points.

Bedroom 3

9'1" x 8'2"

Power points.

Bathroom

With three piece suite which consists of panelled bath with electric shower and screen over. Pedestal wash hand basin and low level flush w.c. Part tiled.

Driveway

Garage

With up and over door.

Gardens

The property is fronted by an attractive low level wall which encloses the front garden with it's attractive colourful flowers and shrubs. To the side of the property is a good sized driveway which gives access through a timber gate to the enclosed rear garden which is mainly paved.

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 A

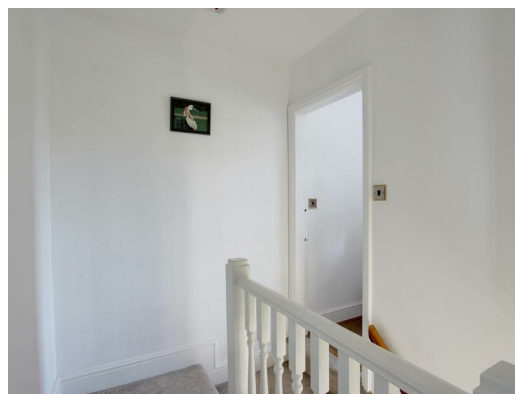
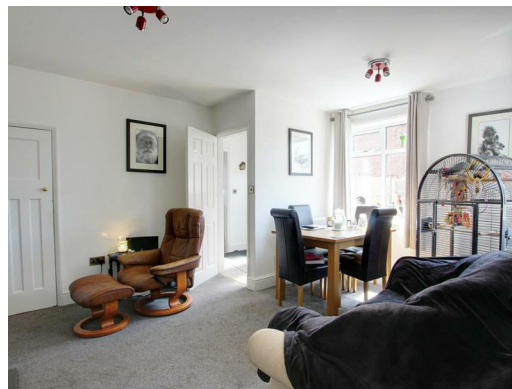
Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

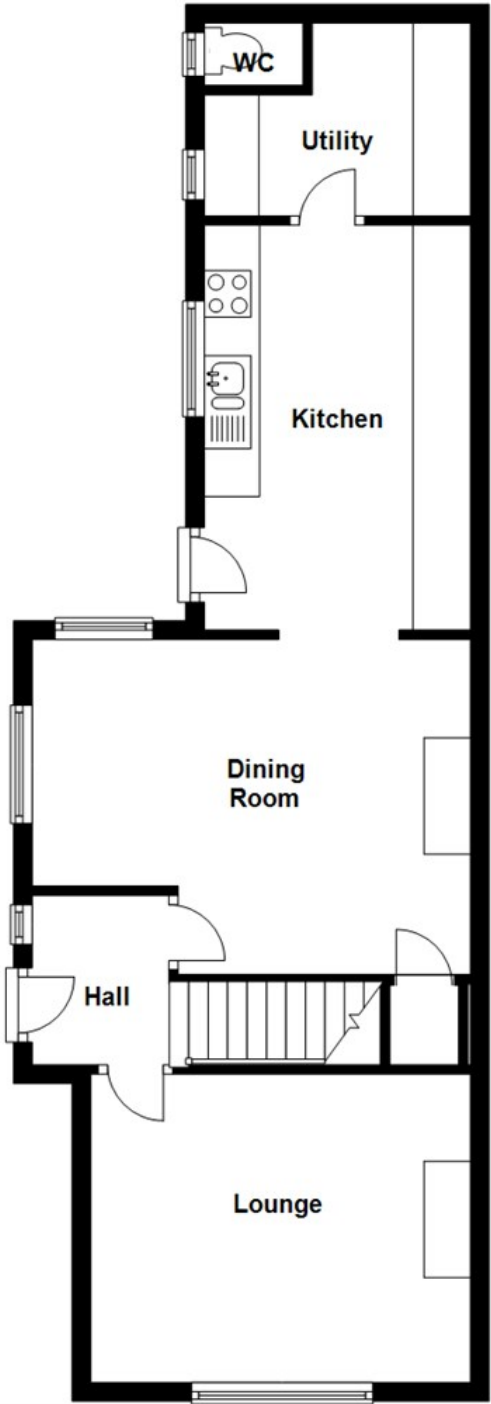
Making an Offer

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.

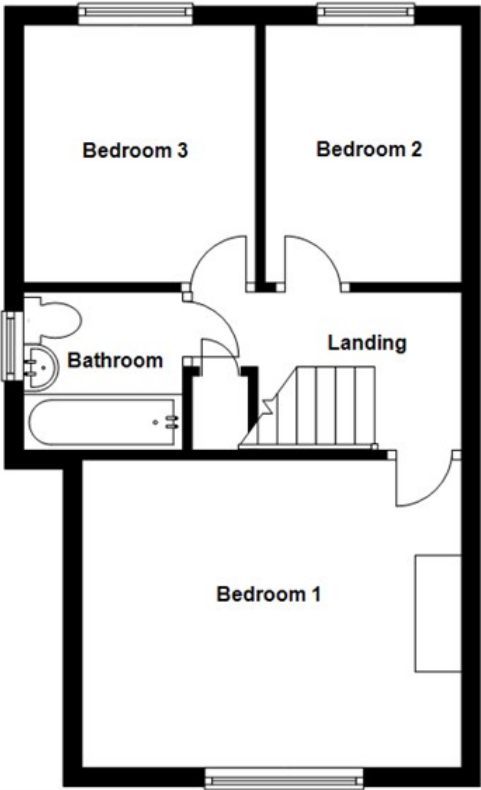
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



Ground Floor



First Floor



Directions

Turn left out of our Office and head along towards the junction where you will see the Church in front, take another left here on to West Street and continue along until you come to the third turning on the left which will be Parsons Lane, turn in here and you will find no 69 a little way down on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

