CHOICE PROPERTIES

Estate Agents

Angels Lodge Hodgetoft Lane, Alford, LN13 0JR

Price £650,000

It is a pleasure for Choice Properties to offer an exciting opportunity to purchase this individually designed five bedroom (two en-suite) bespoke home which is partway through its build, with the rare advantage of being able to add your own personal touch to the finished design. The property will be completed by the current owner but the purchaser will have the unique chance to have input on the final specification. This property promises a high quality finish, modern design and sits proudly upon an impressive plot with integral double garage.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
naea | propertymark PROTECTED

Offering generously proportioned rooms throughout with a desirable layout, the accommodation comprises:-

Hallway

Reception room

Sitting room

Open plan kitchen/dining room/reception room

Utility room

W.c.

Master bedroom

Dressing room

En-suite

Bedroom 2

En-suite

Bedroom 3

En-suite

Bedroom 4

Bedroom 5

Family bathroom

Driveway
Providing off road parking for ample vehicles, including caravans and motorhomes.

Integral garage

Garden
The property stands proudly upon an impressive and privately enclosed plot.

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 Counci - TBC.

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.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

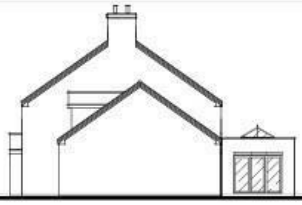
Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

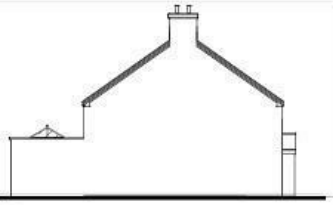
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

PROPOSED FRONT ELEVATION
1:100

PROPOSED REAR ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100



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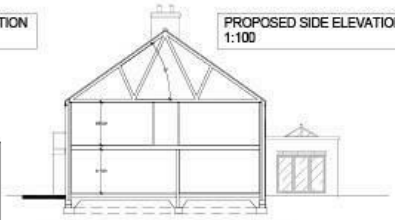
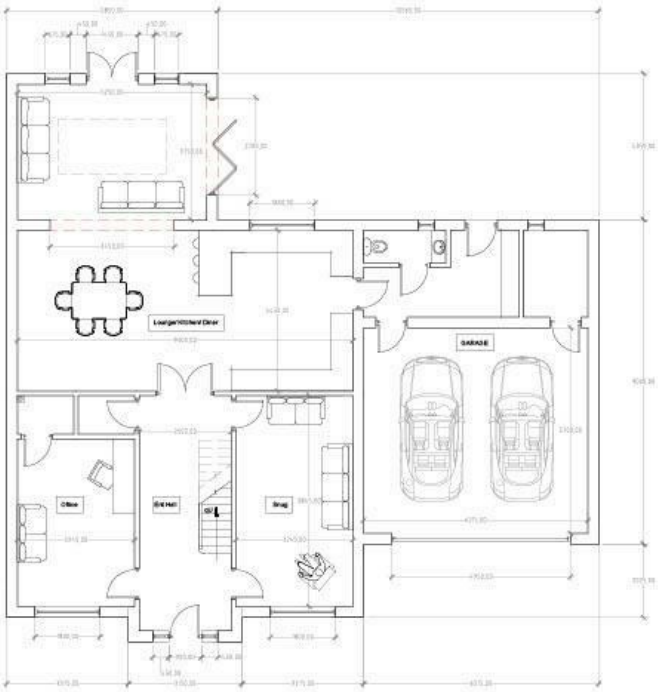
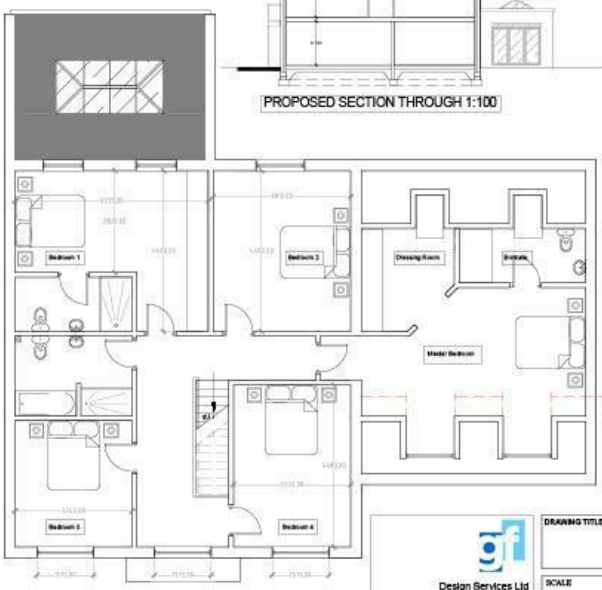


PROPOSED SECTION THROUGH 1:100



PROPOSED GROUND FLOOR LAYOUTS 1:50



PROPOSED FIRST FLOOR LAYOUTS 1:50

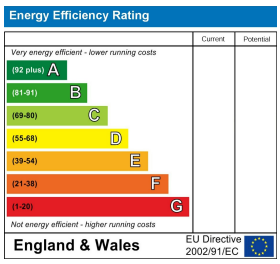
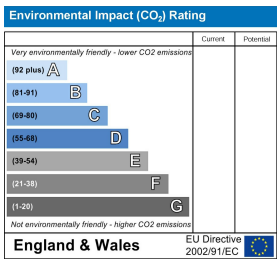
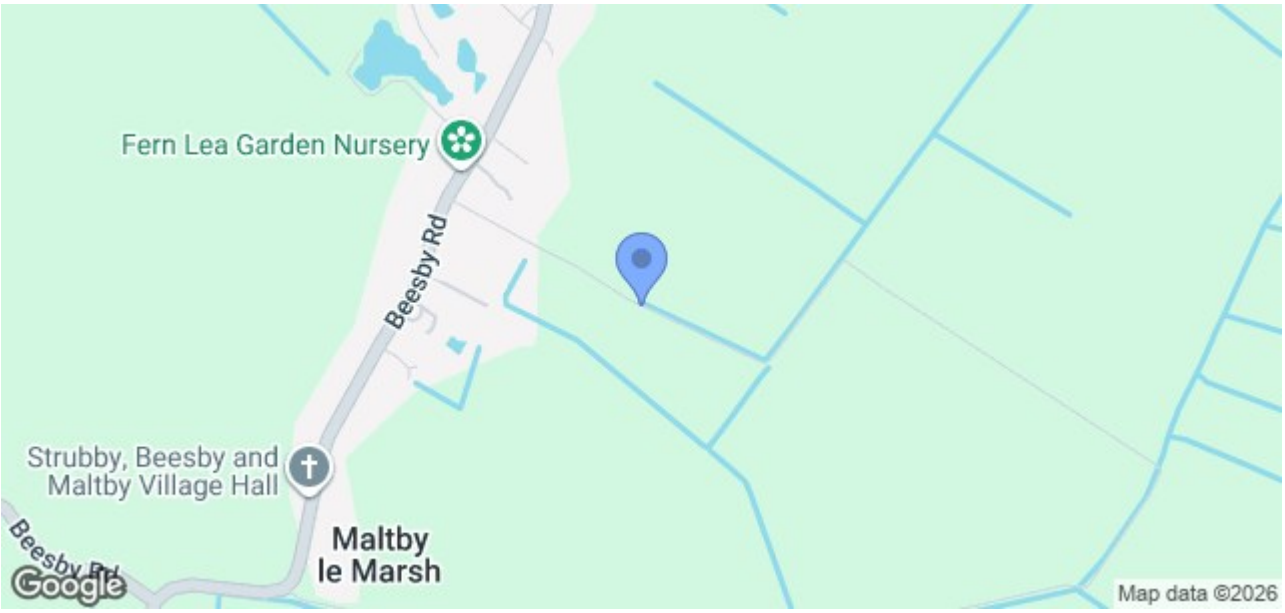
Do not scale from this drawing, use figured dimensions. All dimensions to be checked on site before work commences. All errors and omissions to be reported to the architect / supervising officer.

Design Services Ltd

DRAWING TITLE

SCALE	DATE
DRAWN BY OCF	CHECKED BY
DRWG. NO.	REV.

PROJECT TITLE

Directions

From Mablethorpe head towards Alford and you will enter the village of Maltby le Marsh. After passing the Turks Head public house turn left onto Hodgetoft Lane and Angel Lodge can then be found on your right hand side.