



# CHOICE PROPERTIES

## *Estate Agents*

79 Bridgeways,  
Alford, LN13 9DF

Reduced To £166,595



Choice Properties are delighted to bring to the market this beautifully presented two bedroom semi detached house with an attractive South facing garden. The property sits in a convenient position; on the outskirts of the historic market town from Alford and only 7 miles from Sutton on Sea and 8.5 miles from Mablethorpe. Coming with the remainder of the 10-year New Homes Warranty; having only been built in 2021, early viewing is advised with the property further being offered with no onward chain.

The well maintained accommodation benefits from a mains gas central heating system; working on a dual zone heating system, uPVC double glazing throughout and comprises:-

### **Kitchen**

14'07" x 8'08"

Front composite door leading into the kitchen/diner; fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel 'Zanussi' extractor hood over, integrated electric 'Zanussi' oven and integrated 'Zanussi' microwave, space for a freestanding fridge/freezer, space for a dishwasher, space and plumbing for a washing machine, partly tiled walls and the kitchen/diner also houses the wall mounted consumer unit. Opening to:

### **WC**

3'01" x 5'10"

Fitted with a WC with dual flush button, a hand wash basin with mixer tap and tiled splashback and a 'Manrose' extractor fan.

### **Reception Room**

14'08" x 12'09"

Light and airy reception room fitted with double opening 'French' doors to the garden, a TV aerial, telephone point, space for a dining table and stairs to the first floor.

### **Landing**

3'06" x 6'02"

With loft access, a built in airing cupboard housing the wall mounted 'Baxi' combination boiler; supplying both the central heating and hot water systems and doors to:

### **Bedroom 1**

12'02" x 9'02"

Spacious double bedroom with a built in double wardrobe and the wall mounted 'Danfoss' thermostat.

### **Bedroom 2**

7'11" x 10'11"

Double bedroom.

### **Bathroom**

6'04" x 5'06"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button, partly tiled walls, shaver point and a 'Manrose' extractor fan.

### **Parking**

To the rear of the property you will find two allocated parking spaces for the property.

### **Garden**

To the rear of the property you will find a privately enclosed garden laid with timber decking; for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features a useful shed and gated access to the rear of the property where you will find the two allocated parking spaces.

### **Tenure**

Freehold.

### **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

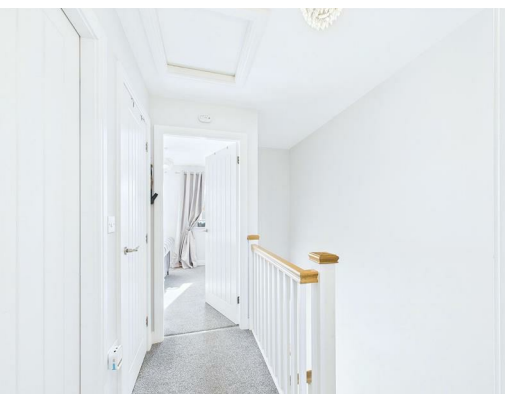
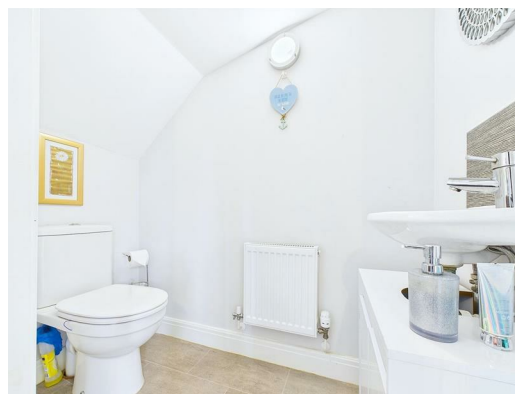
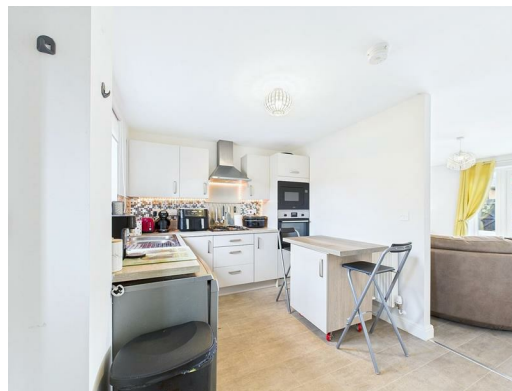
### **Council tax band**

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 A.

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>

595.35 ft<sup>2</sup>

Reduced headroom

10.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

From our Alford office head south along south street and follow this road until you reach Bridgeways. As you enter Bridgeways, the show home should be direction opposite you. There is a water source to your left of this so follow the path on the left-hand side up until you reach number 79.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			83
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

