



CHOICE PROPERTIES

Estate Agents

The Tardis Alford Road,
Alford, LN13 9RB

Asking Price £315,000



Choice Properties are delighted to bring to the market this spacious and well-presented four-bedroom detached chalet-style bungalow, ideally located in the popular village of Huttoft. The versatile accommodation comprises an entrance hall, generous lounge/dining room, conservatory, fitted kitchen, utility room, two ground floor bedrooms and a family bathroom. To the first floor, a landing provides access to the impressive main bedroom with en-suite shower room, along with a further double bedroom. Externally, the property benefits from ample off-road parking, a car port, garage, and gardens. Situated in a convenient position within Huttoft, the property offers easy access to the local garage with shop, school, public house, parks, and public transport links. Early viewing is highly recommended to fully appreciate the space and accommodation on offer.

Spacious four bedroom detached home with well presented accommodation comprising :

Entrance Hall

Stairs to first floor landing, airing cupboard / storage cupboard, two radiators.

Lounge / Dining Room

25' x 13'

Double glazed window to side, two sets of double glazed French doors to rear, two radiators.

Conservatory

11'7 x 11'6

Double glazed conservatory with double glazed French doors to side opening to garden, tiled floor.

Kitchen

12'4 x 10'10

Double glazed window to side, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, space for appliances, part tiled walls, tiled floor.

Utility Room

8'3 x 6'5

Obscure double glazed door to side, fitted wall units, worktop space, space for appliances, boiler, tiled floor, part tiled walls, radiator.

Bedroom Three

11' x 10'10

Double glazed bay window to front, built in walk-in wardrobe / storage cupboard, radiator.

Bedroom Four

10'11 x 9'8

Double glazed bay window to front, radiator.

Bathroom

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

First Floor Landing

Access to eaves storage, access to:

Bedroom One

19'4 x 14'3

Double glazed Velux style window to side, feature round window to rear with fitted wooden shutter, radiator, door to:

En-Suite Shower Room

Double glazed Velux style window to side, white suite comprising low level w.c, pedestal wash hand basin, shower cubicle, part tiled walls, radiator.

Bedroom Two

16'11 x 14'3

Two double glazed Velux style windows to side, feature round window to rear with wooden shutter, radiator.

Garden

Lawned area, patio area, shrubs, side access, access to garage, fenced surround.

Garage

20'10 x 10'2

Up and over door, double glazed door to side, double glazed window to side, power and light.

Car Port

Covered parking area

Driveway

Ample off road parking to front, double timber gates opening to driveway, car port and garage.

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 C

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.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

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 Building 1

Approximate total area⁽¹⁾

1655 ft²

Reduced headroom

83 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

As you enter Huttoft from Alford direction, Alford Road can be found on your left 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		70	74
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			

