CHOICE PROPERTIES

Estate Agents

Hale-Aloha Pinfold Lane, Alford, LN13 0JG

Asking Price £250,000



Choice Properties are delighted to offer for sale this spacious three-bedroom detached bungalow, pleasantly situated within the charming village of Beesby, close to the market town of Alford. The well-proportioned accommodation briefly comprises a generous 23ft lounge, kitchen, lobby, lean-to, three good-sized bedrooms and family bathroom. Externally, the property enjoys attractive wrap-around gardens, providing plenty of outdoor space, together with a private driveway offering off-road parking.

Offered to the market CHAIN FREE, this property presents an excellent opportunity for those seeking a spacious bungalow in a peaceful village setting. An internal viewing is highly recommended.

Spacious accommodation comprising :

Entrance Hall
Space for coats and shoes, radiator.

Lounge
23'2 x 12'10
Double glazed window to front, gas fire, two radiators.

Inner Hall
Airing cupboard, built in storage cupboard, loft hatch, radiator.

Kitchen
12'10 x 10'8
Double glazed window to front, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for appliances, built in fridge, radiator, part tiled walls.

Lobby
Access to boiler cupboard, door to front, double glazed windows to side.

Bedroom One
13'8 x 10'8
Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two
12'10 x 9'11
Double glazed window to rear, fitted cupboards and desk, radiator.

Bedroom Three
9'9 x 9'5
Double glazed window to rear, built in wardrobes, radiator.

Bathroom
Obscure double glazed window to side, suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap, shower fitted above bath, glazed shower screen door, part tiled walls, built in storage cupboards, radiator.

Garden
Wrap around garden, mainly laid to lawn, patio area, summer house, potting shed, flowers, trees and shurbs.

Garage
Up and over door, front and rear access.

Driveway
Providing off road parking space.

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.
















Approximate total area(1)

1081 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use postcode of LN13 0JG to locate the property. What3words - forehand.media.harshest







