



CHOICE PROPERTIES

Estate Agents

Rookhurst Needhams Meadow,
Alford, LN13 9JJ

Asking Price £375,000



Location, Location, Location – A Rare Opportunity Not to Be Missed

Choice Properties are delighted to offer for sale this spacious three-bedroom detached bungalow, occupying a substantial plot in an exclusive and peaceful cul-de-sac comprising just three properties. This rarely available home offers generously proportioned accommodation throughout, including an entrance hall, spacious lounge, fitted kitchen, utility room, three well-sized bedrooms, and a family bathroom. Externally, the property enjoys extensive wrap-around gardens, providing a wonderful sense of privacy and outdoor space. Further benefits include a double garage with an adjoining store room and W.C., a garden store, a covered dry area, and a driveway providing ample off-road parking. Properties in such a desirable location rarely come to the market, and an internal viewing is highly recommended to fully appreciate the space, setting, and potential on offer. Offered to the market with no onward chain.

Spacious accommodation comprising :

Entrance Porch

Double glazed windows to side and front, radiator.

Entrance Hall

Airing cupboard, built in storage cupboard, loft hatch, two radiators.

Lounge

20'3 x 13'9

Double glazed bay window to front, double glazed window to side, feature fire place, three radiators, internal doors to:

Dining Room

11'9 x 9'9

Double glazed window to side, double glazed French doors to rear opening to garden, radiator.

Kitchen

17'9 x 11'10

Double glazed window to rear, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, space for appliances, part tiled walls, radiator.

Utility Room

Double glazed window to side, stable door to side opening to garden, range of eye level and base units, full height cupboard, stainless steel sink, space for appliances, wall mounted boiler, radiator.

Pantry

Walk-in pantry with window to rear.

Bedroom One

14'9 x 13'8

Double glazed window to rear, radiator, door to:

En-Suite Shower Room

Obscure double glazed window to side, white suite comprising low level W.C, pedestal wash hand basin, wet room style shower, tiled walls, radiator.

Bedroom Two

14'8x 10'9

Double glazed window to front, radiator.

Bedroom Three

10'9x 9'10

Double glazed window to side, built in wardrobes, radiator.

Bathroom

Obscure double glazed window to side, suite comprising low level W.C, vanity wash hand basin, panelled bath, part tiled walls, radiator.

Garden

Surrounding the property, mainly laid to lawn, flowers, trees and shrubs, patio area, access from both sides, access to garage and store, two green houses.

Double Garage

22'7 x 22'2

Twin electric up and over doors, side access, two windows to side, internal store room, separate W.C, loft hatch.

Car Port

Dry covered area to the side of the garage

Driveway

Laid to shingle, providing ample 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 E

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

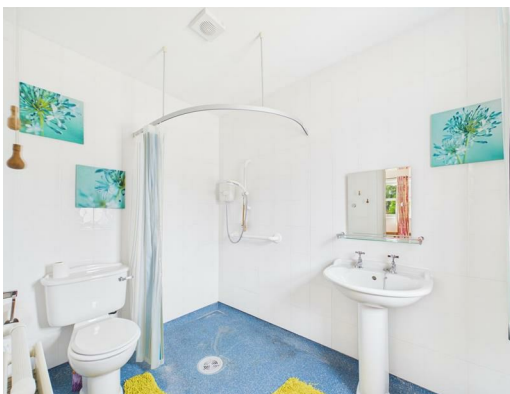
Saturday: 9am - 3pm

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



Floor 0 Building 2

Approximate total area⁽¹⁾
2260 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.

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Directions

Please use postcode of LN13 9JQ.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	

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