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Coles Avenue, Alford



When it comes to  
property it must be

  
lovelle



£280,000



Immaculately presented detached bungalow set in a sought after location of Alford, Boasting a generous sized rear garden with patio seating area and mainly laid to lawn, Gas central heating and mains drainage, attached garage and private driveway.

### Key Features

- Detached Bungalow with Garage
- Two Double Bedrooms
- Recently Fitted Shower Room
- Fully enclosed Rear Garden with Open Fields Behind
- Lounge
- Kitchen
- EPC rating D
- Tenure: Freehold





Immaculately presented detached bungalow set in a sought after location of Alford, Boasting a generous sized rear garden with patio seating area and mainly laid to lawn, Gas central heating and mains drainage, attached garage and private driveway. The property offers, large entrance hall, lounge, dining room, rear conservatory, fully fitted kitchen with an extra rear porch currently used as a utility room, recently re fitted shower room, main double bedroom, further double bedroom with additional storage room and integral garage. This property must be viewed to appreciate its location and finish.

### Entrance Hall

Entering from the front of the property via a half glazed Upvc door with matching full glazed side windows into the a large inviting inner hallway, offering access to all rooms, built in double open storage cupboard, being a "z" shaped with access to further rooms, a further built in storage cupboard, Laminate effect wood flooring, ceiling light and radiator.

### Lounge

Being a very light and airy room, with large Upvc window to the front elevation and a further two Upvc windows to the side elevation, central heating radiator, Karndean Flooring, free standing electric modern fire with surround, TV pint, electric sockets, arch way leading into the dining room.

### Dining Room

Again a lovely bright space with high Upvc picture window to the side elevation, double opening Upvc "French" doors with matching full glazed side panels leading into the rear conservatory, ceiling light, radiator, electric sockets, tiled floor and sliding wooden door leading into the kitchen

### Conservatory

Being Upvc double glazed to the rear elevation floor to ceiling with part full Upvc and Part glazed panels, double opening "French" doors to the rear elevation opening into the rear garden, lean to polycarbonate roof, matching dining room tiled flooring.

### Kitchen

With Upvc window to the rear elevation over looking the garden, one and a half bowl sink with mixer tap over, Base and wall mounted units with roll edge work surface over, Inset electric oven with Gas four ring hob over, electric extractor hood, tiled flooring, ceiling strip lighting, half glazed door to the rear elevation leading into the utility porch.

### Rear Utility Porch

Being fully Upvc with Upvc panelling to the bottom and glazed windows above, lean too polycarbonate roof, wall light, space and plumbing for washing machine, tumble drier, Roll edge work surface over and half glazed Upvc door to the garden.

### Bedroom One

Being a bright and airy room with a large picture Upvc window to the front elevation, radiator, ceiling light and electric sockets.

### Bedroom Two

Being a good size double bedroom with fitted wardrobes with over head storage cupboards and dressing table area, Upvc window to the rear garden over looking the garden, ceiling light, radiator and door leading into the dressing room.

### Dressing Room

Who doesn't want a dressing room!, having a Upvc window to the rear elevation, central heating radiator, ceiling light, this room could be doubled up as a baby room, guest extra space?, there is also a fully lockable fire door leading into the integral garage.

### Shower Room

Being recently re fitted with full shower cubical, mains fed shower, Built in vanity wash hand basin and WC, with roll edge work surface, being fully tiled floor and walls, ceiling light, ladder towel radiator.

### Garage

With an electric roll up door to the front elevation, concrete floor, wooden window to the side elevation, wall mounted gas boiler, electric sockets, ceiling light and loft access.

### Enclosed Rear Garden

To the rear you will find a fully private and secure rear garden laid to lawn with fencing and hedging to all sides to define the boundary. There is a paved patio seating area and paved pathway leading to the end of the garden.

### Front Garden and Driveway

The front of the property is low maintenance laid to gravel with a low brick wall to define the boundary. There is parking to the side of the property.

### Location

Set in the lovely market town of Alford, approximately 6 miles from the coast. Alford has a variety of shops including Co-op, pubs and many independent shops. There are schools for all ages, and the Queen Elizabeth Grammar School is highly rated and sought-after.

### Directions

From our office Head towards Knowle Street, Turn left onto High St/A1104, Continue to follow A1104 for 8.2 miles. Turn right onto Tothby Lane for 295 ft, Turn left onto Coles Avenue. Follow the road and the property can be found on the left hand side.

### Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band . Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

### Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

### How to Book a Viewing



By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### How to Make and Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

### Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

### Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



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