CHOICE PROPERTIES

Estate Agents

83 Bridgeways, Alford, LN13 9DF

Asking Price £210,000

Choice Properties are delighted to present this very competitively priced three bedroom detached house, situated on the popular Bridgeways development in Alford and built by the reputable Chestnut Homes. Beautifully maintained by the current owners, this home is immaculately presented throughout.

The spacious accommodation includes an entrance hall, lounge, open-plan kitchen/dining room, utility room, and cloakroom. The first-floor landing provides access to the main bedroom with en-suite shower room, two further bedrooms, and a family bathroom. Externally, the property enjoys both front and rear gardens, along with a garage and private driveway. Early internal viewing is highly recommended to fully appreciate all that this lovely home has to offer. Included NHBC building warranty still holds 5 years.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel: (01507) 462277 Email: alford@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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Modern spacious property with accommodation comprising :

Entrance Hall
Stairs to first floor landing, radiator.

Cloakroom
3'1" x 5'9"
White suite comprising low level w.c, vanity wash hand basin with tiled splash back and cupboard below, radiator.

Lounge
18'4 x 9'9
Double glazed window to front, double glazed French doors to rear opening to rear garden, feature fire, two radiators

Kitchen / Dining Room
18'4 x 8'11
Double glazed window to front and rear, range of eye level and base units, inset sink with mixer tap and drainer, built in oven, hob and extractor fan, built in dishwasher, built in microwave, part tiled walls, two radiators.

Utility Room
6'6 x 6'
Double glazed door to rear opening to rear garden, range of eye level and base units, space for appliances, access to understairs storage cupboard.

Landing
Double glazed window to rear, airing cupboard, loft hatch, radiator.

Bedroom One
13'8 x 8'11
Double glazed window to rear. built in wardrobes, radiator, door to:

En-Suite Shower Room
11'8" x 5'9"
Obscure double glazed window to front, white suite comprising low level w.c, vanity wash hand basin with mixer tap, tiled shower cubicle, part tiled walls, radiator.

Bedroom Two
11'1 x 9'5
Double glazed window to front, radiator.

Bedroom Three
9'5 x 6'11
Double glazed window to rear, radiator.

Bathroom
7'1" x 5'6"
Obscure double glazed window to front, white suite comprising low level w.c, vanity wash hand basin with mixer tap, panelled bath with mixer tap, shower fitted above bath, part tiled walls, radiator.

Garden
Mainly laid to lawn, flowers, trees and shrubs, fenced surround, rear access.

Garage
Up and over door, eaves storage, racking to rear.

Driveway
Leading to garage, providing off road parking space.

Agents Note
There is an annual maintenance charge of approximately £239 per annum.

Tenure
Freehold.

Viewing Arrangements
Contact Choice Properties on 01507 462277

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.

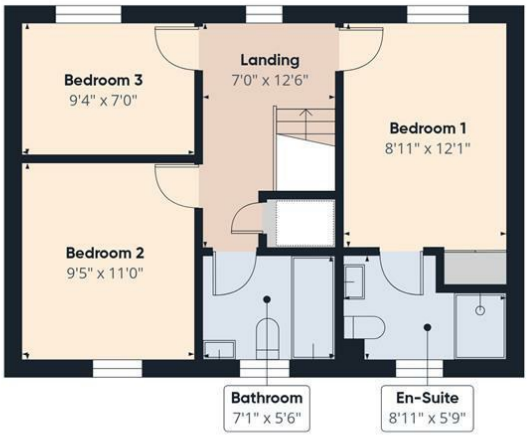
Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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 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.

Additional information
Please note this development has an additional service charge. Please contact for more information.

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(1)

902 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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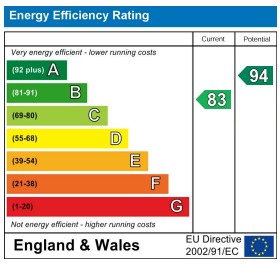
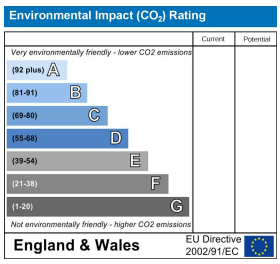
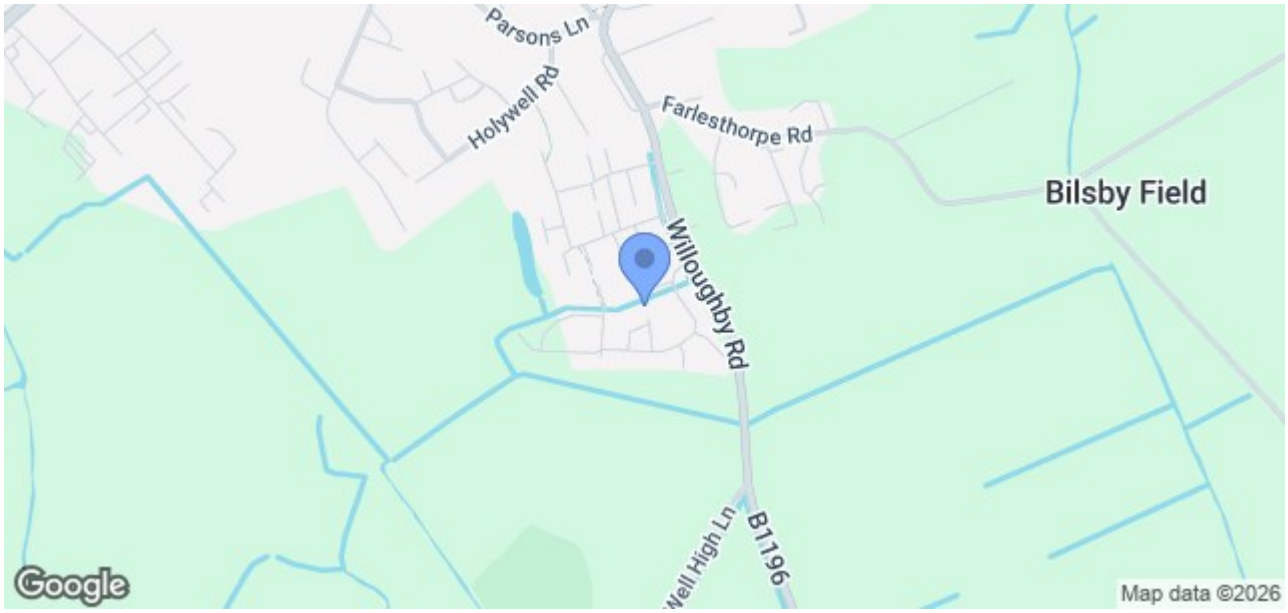
Directions

From our office on South Market Place, turn right onto South Street, Continue on this road and Bridgeways can be found on the right hand side.