CHOICE PROPERTIES
Estate Agents

Dunstan Hill Highbridge Road, Alvingham, LN11 0QB

Reduced To £275,000

Choice Properties are delighted to bring to market this beautiful three bedroom detached dormer bungalow located on Highbridge Road situated in the charming countryside village of Alvingham. The bright and airy accommodation internally features two reception rooms, a kitchen, three bedrooms, a family bathroom, and a downstairs w.c. To the exterior, the property boasts an integral garage, beautifully presented gardens, and a driveway. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

Entrance Porch
3'5 x 7'2
With uPVC double glazed windows to all aspects. uPVC entrance door. Tiled flooring. Hard wood entrance door leading to:-

Hallway
12'6 x 7'10
Staircase leading to first floor landing. Telephone point. Radiator. Power points. Internal doors to kitchen, wc, snug, and living room.

Lounge
20'10 x 13'11
Large lounge with large dual aspect uPVC windows providing countryside views across the road, over the hedge on to a grazing meadow. Electric fireplace with marble hearth and surround. Two radiators. Power points. Tv aerial point.

Kitchen/Dining Room
12'4 x 21'6
Large kitchen/dining room fitted with wall and base units with work surfaces over. Four ring electric hob with extractor hood over. One and a half bowl sink with mixer tap and drainer. Twin integral oven. Plumbing for washing machine. Space for fridge freezer. Space for dining room table. Pull out larder. Two uPVC windows to rear aspect. Radiator. Power points. Tv aerial point. Thermostat. Door to:-

Rear Lobby
2'11 x 8'2
With a storage cupboard. uPVC window to rear aspect. External uPVC door to rear garden. Integral door to garage.

Snug
8'0 x 9'9
With large uPVC window to front aspect. Power points. Radiator. This room was formerly used a dining room but could also be suitable for use as an office or playroom.

WC
4'2 x 2'11
Fitted with a back to wall wc and a wash hand basin set over vanity unit with mixer tap. Tiled flooring. Part tiled walls. Frosted uPVC window to front aspect.

Landing
2'9 x 20'8
With internal doors to all first floor rooms. Under eaves storage. Power points. uPVC window to rear aspect.

Bedroom 1
14'1 x 10'8
Spacious double bedroom with large fitted wardrobe with bifold doors. Radiator. Power points. Large dual aspect uPVC windows providing views of the Lincolnshire Wolds and St James' Church spire in the distance.

Bedroom 2
8'5 x 10'4
Double bedroom with large uPVC window to front aspect. Storage cupboard housing the hot water tank with immersion heater and fitted shelving. Radiator. Power points.

Bedroom 3
8'4 x 9'1
Bedroom with large uPVC window to front aspect. Radiator. Power points.

Bathroom
9'2 x 7'5
Fitted with a four piece suite comprising of a panelled bath, corner shower cubicle with electric shower, wash hand basin set over vanity unit and a back to wall wc. Heated towel rail. Part tiled walls. Access to loft via loft hatch. Spot lighting. Frosted uPVC window to side aspect.

Garage
17'6 x 9'0
Integral brick built single garage with up and over garage door. Oil fired boiler. Consumer unit. Power and lighting. uPVC window to side aspect. External oil tank found to the side of the garage.

Garden
The property benefits from beautifully maintained gardens to both the front and rear which are connected via a concrete footpath that encircles the property. The front garden is laid to lawn and features a variety of different plant and shrubs all of which add an abundance of life to the garden. The rear garden has fencing to the perimeter and has an access path either side of the property that leads to the front garden. The rear garden is fully gravelled for ease of maintenance and is home to a range of trimmed bushes and shrubs.

Driveway
Concrete driveway providing off the road parking for up to two vehicles.

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 D.

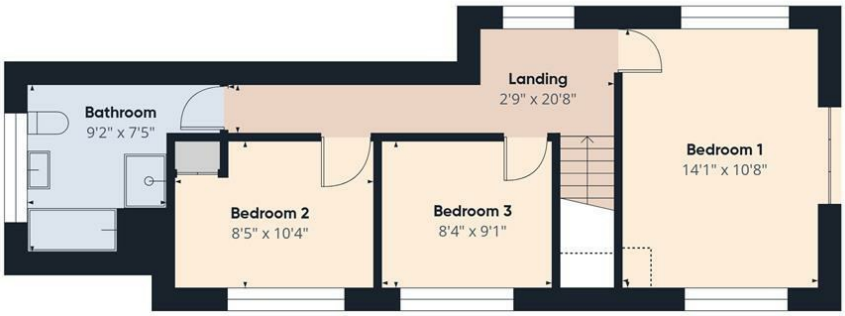
Viewing Arrangements
Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

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)

1409 ft²

Reduced headroom

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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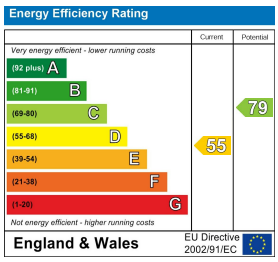
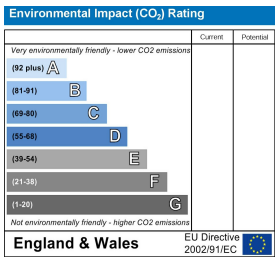
Directions

Exit Louth via Keddington Road and continue on this road for 4.5km (or alternatively exit Louth via Eastfield Road, turn left onto Ticklepenny lock and then right onto Alvingham Road and continue) into the village of Alvingham then turn left onto Church Lane. Continue for a further 150m then turn left onto Highbridge Road. The property can be found a short distance along on your right hand side.