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Alcudia Crawcroft Lane, Hannah, LN13 9QN

Price £299,950

Nestled in the charming village of Hannah, Lincolnshire, this delightful detached bungalow offers a wonderful opportunity for those seeking a peaceful retreat. Boasting a spacious interior with a large Living Room plus Kitchen/Diner and Utility Room. The bungalow also features an integral garage plus parking available for several vehicles.

One of the standout features of this property is its large gardens, providing ample space for outdoor activities, gardening enthusiasts, or simply enjoying the fresh country air.

Located in a peaceful village setting, residents can enjoy the best of both worlds - a quiet, rural lifestyle with easy access to nearby amenities and services.

Don't miss out on the opportunity to make this charming detached bungalow your new home. Contact us today to arrange a viewing and experience the beauty and tranquillity that this property has to offer. CHAIN FREE.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
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The Property Ombudsman
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The property has the benefit of Gas fired central heating and UPVC double glazing. Internally the spacious and well presented accommodation consists of:

Front entrance door to:

Porch
Door to:

Hallway
Radiator. Smoke alarm. Thermostat controls for the central heating.

Living Room
Fireplace with feature brick surround. Radiator.

Kitchen/Diner
Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Electric cooker point. Part tiled walls. Radiator. Door to:

Utility Room
Fitted base units and storage cupboards. Stainless steel sink unit and drainer. Plumbing for washing machine. Radiator. Airing cupboard housing the hot water cylinder with immersion heater. Rear door. Internal door to the garage.

W.C.
With w.c. and wash hand basin.

Bedroom 1
Radiator.

Bedroom 2
Radiator.

Bedroom 3
Radiator.

Bathroom
With four piece bathroom suite which consists of a panelled bath, shower enclosure with electric shower, wash hand basin and w.c. Radiator.

Driveway
With ample parking for several vehicles.

Garage
Up and over garage door. Personal door to the Utility Room. Loft access. Ideal Mexico gas boiler which provides the central heating and hot water. Programmer controls.

Gardens
To the front of the property is a lawned garden bordered with trees and feature planting. To the rear is a spacious lawned garden with trees, fish pond and feature planting. Paved patio area.

Tenure
Freehold

Council Tax

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

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.

Services

The property has Mains Electric and water connected.
Heating is via a gas boiler
Drainage is private.

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.

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Approximate total area(1)

1336.11 ft^2

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

From Sutton on Sea head towards Alford until you arrive at Hannah then take your first left onto Crawcroft Lane and Alcudia can be found on your left hand side.