



# CHOICE PROPERTIES

*Estate Agents*

Wells Cottage Coots Lane,  
Alford, LN13 9JZ

Asking Price £320,000



It is a pleasure for Choice Properties to bring to the market this most stunning two bedroom (one en-suite) detached bungalow, situated in a pleasant semi-rural position, yet only a short drive from the historic market town of Alford and the golden sandy beaches; that we are proud to have along the East Coast.

The property boasts a spacious layout with a well maintained interior, having been fully renovated within the current vendors' ownership, including a new boiler, a full rewire of the property and modernisation throughout. You really don't want to miss out on such a beautiful property, so early viewing is advised to avoid disappointment.

The abundantly light and bright and well maintained accommodation benefits from uPVC double glazing throughout, an oil fired central heating system and comprises:

### **Hall**

20'10" x 5'10"

uPVC front door leading into the hall, fitted with tiled flooring, a telephone point, storage cupboard (measuring 1'10" x 2'06") and doors leading to:

### **Kitchen/Diner**

9'3" x 19'10"

Modern and stylish kitchen/diner fitted with a range of wall and base units with granite worktop over, one bowl ceramic sink with mixer tap and waste disposal, space for a freestanding 'Range' style cooker, ample space for a dining table, integrated fridge/freezer and integrated dishwasher, part tiling to the walls, sliding patio doors out in to the garden, tiled flooring, inset spot lighting, under-cupboard lighting and a TV aerial.

### **Utility Room**

6'2" x 9'8"

Fitted with a range of wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, plumbing for a washing machine, space for a tumble dryer, tiled flooring and part tiling to the walls, extractor fan, uPVC door to the garden and the utility room also houses the floor standing oil fired 'Worcester' boiler; supplying both the central heating and hot water systems. Door to:

### **Study**

10'6" x 9'8"

Converted from the original garage for an ideal, study or craft room, which is currently utilised as a music room with acoustic foam to the walls. If this space was not required the study could be knocked back through to the original garage space.

### **Reception Room**

18'1" x 11'10"

Cosy reception room with a TV aerial and sliding patio door to the sun room.

### **Sun Room**

9'3" x 12'7"

Benefiting from triple aspect windows, double opening 'French' doors to the garden, a solid rood, tiled flooring, upright radiator and providing ample space for a dining table.

### **Bedroom 1**

14'2" x 10'0"

Spacious double bedroom with a TV aerial, telephone point and door to:

### **En-suite Shower Room**

10'8" x 3'3"

Fitted with a three piece suite comprising a shower cubicle with mains fed double shower head over, hand wash basin with mixer tap into vanity and WC with dual flush button, tiled flooring and tiling to the walls, inset spot lighting and a heated towel rail.

### **Bedroom 2**

11'6" x 11'10"

Spacious double bedroom with a bow window to front aspect.

## **Bathroom**

6'5" x 11'10"

Fitted with a classy three piece suite comprising a double ended bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring and tiling to the walls, heated towel rail and an extractor fan.

## **Driveway**

Block paved driveway providing off road parking for several vehicles.

## **Garage/Store**

6'6" x 9'8"

Fitted with an electric roller door, base units with worktop over, power and lighting.

## **Garden**

## **Tenure**

Freehold.

## **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.

## **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](http://www.e-lindsey.gov.uk)

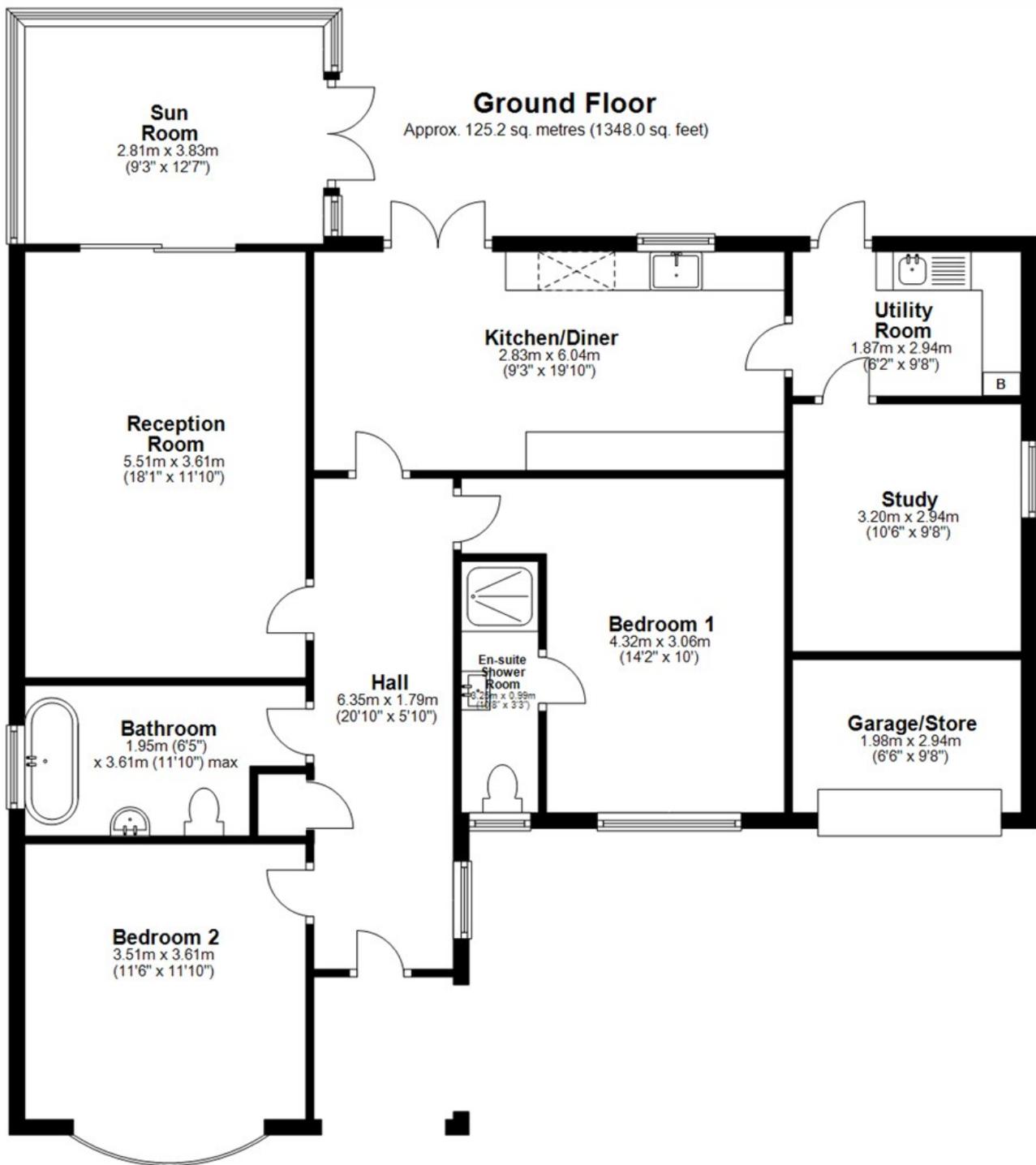
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.









Total area: approx. 125.2 sq. metres (1348.0 sq. feet)

# Directions

On the A52 between Mablethorpe and Skegness as you enter the village of Mumby turn right after the pub into Washdyke Lane then right again into Coots Lane.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		83	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

