CHOICE PROPERTIES
Estate Agents

# 15 Millers Way, Alford, LN13 9EU

## No Onward Chain £259,950

*REDUCED FOR QUICK SALE NO ONWARD CHAIN* Choice Properties are delighted to present this modern and beautifully maintained two-bedroom detached bungalow, ideally located in the sought-after market town of Alford. Conveniently positioned within easy reach of local shops, public transport links, healthcare facilities, parks, and well-regarded schools, the property offers spacious and well-appointed accommodation throughout.

The accommodation comprises an entrance hall, a comfortable lounge, a fitted kitchen/dining room, two double bedrooms, and a family bathroom. Further benefits include double glazing, gas central heating, beautifully landscaped gardens, a garage with electric door, and a private driveway.

Early internal viewing is highly recommended. Offered to the market with no onward chain.

Modern and well presented detached bungalow with accommodation comprising :

**Entrance Hall**
Built in utility cupboard, airing cupboard, loft hatch, radiator.

**Lounge**
15'10 x 11'1
Double glazed bay window to front, double glazed window to side, feature fire place, two radiators.

**Kitchen / Dining Room**
21'5 x 9'5
Two double glazed windows to rear, double glazed door to side opening to garden, double glazed sliding doors to rear opening to garden, double glazed Velux style window, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, built in dishwasher, built in fridge, part tiled walls, radiator.

**Bedroom One**
11'2 x 9'11
Double glazed window to side, fitted storage cupboard's, radiator.

**Bedroom Two**
11'9 x 9'8
Double glazed window to front, radiator.

**Bathroom**
Obscure double glazed window to side, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower fitted above bath, part tiled walls, tiled floor, heated towel rail.

**Garden**
Mainly laid to lawn, patio area, flowers, trees and shrubs, fruit trees, green house, shed, two summer houses, side access, fenced surround.

**Garage**
Electric roller door, power and light, side access.

**Driveway**
Leading to garage providing off road parking space.

**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 C

## 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.

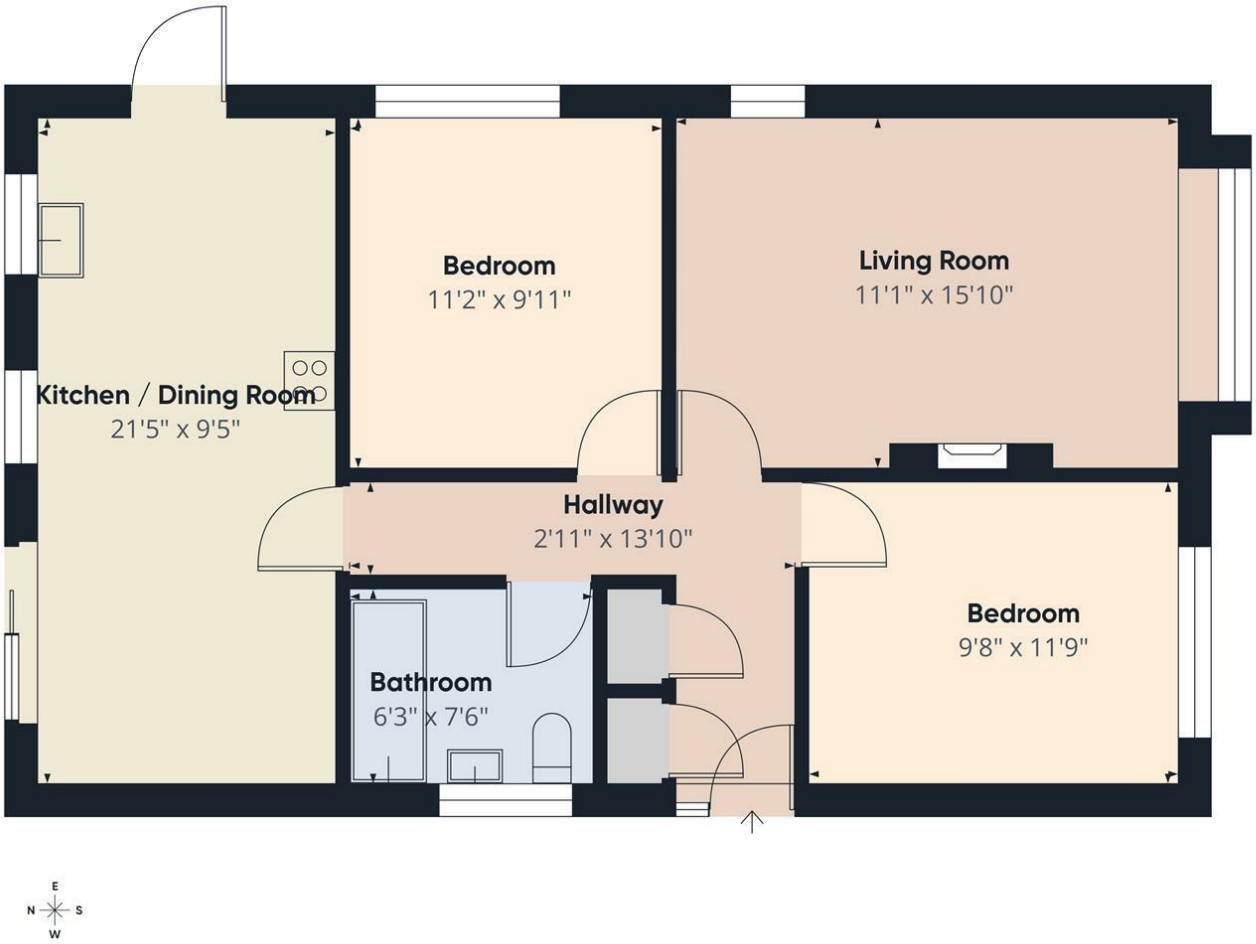
## Opening Hours

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

## Viewing Arrangements

Contact Choice Properties on 01507 462277

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.




**Approximate total area**(1)

734 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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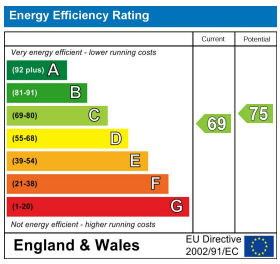
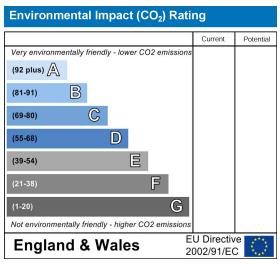
# Directions

Exit the office to the left, at the junction turn right, take the first right into Miller Way where the property can be found on the left hand side.