



# CHOICE PROPERTIES

*Estate Agents*

32 Bridgeways,  
Alford, LN13 9FA

Asking Price £199,995



Nestled in the charming area of Bridgeways, Alford, this modern semi-detached house presents an excellent opportunity for families and individuals alike.

The house features a contemporary design, ensuring a comfortable and stylish living environment. With the remainder of the builder's warranty still in place, you can enjoy peace of mind regarding the quality and durability of your new home.

One of the standout features of this property is the private rear garden, a delightful outdoor space that offers a tranquil retreat from the hustle and bustle of daily life. The covered pergola enhances this area, making it an ideal spot for alfresco dining or simply unwinding with a good book.

With the added benefit of gas central heating, UVPC double glazing the well presented internal living accommodation comprises:-

**Front Entrance Door to:**

Entrance via featured uPVC double glazed composite door to:-

**Kitchen**

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, integrated electric oven, gas hob and filter hood. 1.5 bowl sink unit and drainer with mixer taps. Radiator. Electric consumer unit. Smoke alarm. Staircase to the first floor landing. Open plan to the reception room.

**Reception room**

Media wall with inset shelving. 2 radiators. Under stairs storage cupboard. Smoke alarm. Programmer and thermostat controls for the downstairs heating. Double doors leading out to the rear garden.

**Cloakroom W.C.**

With w.c. and wash hand basin. Radiator.

**Landing**

Airing cupboard housing the gas combination boiler which supplies the central heating and hot water. Smoke alarm. Loft access.

**Bedroom 1**

Radiator. Programmer and thermostat controls for the upstairs heating. Door to:

**En-suite Shower Room**

Fitted with a modern three piece white suite comprising of shower enclosure with mixer shower, wash hand basin and w.c. Radiator. Part tiled walls. Extractor fan.

**Bedroom 2**

Fitted bed unit. Radiator.

**Bedroom 3**

Radiator.

**Bathroom**

Fitted with a modern three piece white suite comprising of a panelled bath with mixer shower and screen over, wash hand basin and w.c. Part tiled. Radiator. Extractor fan.

**Driveway**

Block paved driveway with parking for several vehicles. Gated access to the rear garden.

**Gardens**

Covered pergola with a timber decked flooring. Timber shed. Landscaped gardens with paving gravel and artificial grass. Outside water tap.

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

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

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

## **Opening Hours**

Opening hours - Mon-Fri 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**

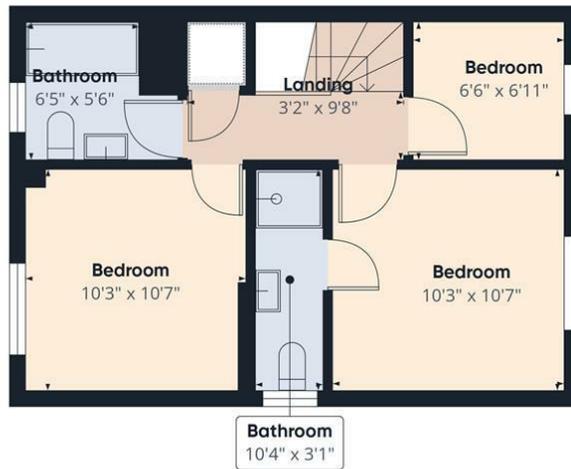
Please note this development has an additional service charge. Please contact for more information.

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<sup>m</sup>  
775 ft<sup>2</sup>

(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 Alford office head south along south street for 800m and then turn right onto Bridgeways. Follow the road round and you will find No. 32 on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

