CHOICE PROPERTIES

Estate Agents

Eastwood Lodge Main Road, Alford, LN13 0LD

Asking Price £375,000

Choice Properties are delighted to offer for sale this stunning three-bedroom detached bungalow, ideally situated within the popular village of Withern, near Alford. Finished to a high standard throughout, this impressive property offers spacious and well-presented accommodation comprising entrance hall, stylish modern kitchen/dining room with feature island, useful utility room, comfortable lounge, three generous double bedrooms, modern family bathroom with bath and separate shower cubicle, plus a further separate WC. Outside, the property benefits from attractive gardens to both the front and rear, with the rear garden enjoying a particularly appealing aspect backing directly onto open farmland, access to public footpath through open countryside. A large driveway provides ample off-road parking and leads to the detached garage. A superb bungalow offering spacious accommodation, modern presentation and wonderful open countryside views. An internal viewing is highly recommended to fully appreciate what this property has to offer.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel: (01507) 462277 Email: alford@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman
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Stunning bungalow with spacious accommodation comprising :

Entrance Hall
Double glazed door and windows to front, radiator, opening to:

Kitchen / Dining Room
22'2 x 11'9
Double glazed window to both sides, double glazed door to side, range of eye level and base units, inset sink with mixer tap and drainer, feature island with breakfast bar, built in twin ovens, hob and extractor fan, built in dishwasher, built in microwave oven, space for American style fridge/freezer, part tiled walls, two radiators.

Utility Room
Range of eye level and base units, stainless steel sink with mixer tap, boiler, space for appliances, built in waste bin, part tiled walls.

Lounge
16'5 x 12'3
Double glazed bay window to front, feature fire place, radiator.

Bedroom One
13' x 10'11
Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two
10'11 x 10'9
Double glazed window to rear, built in wardrobe, radiator.

Bedroom Three
11' x 9'4
Double glazed French doors to rear opening to garden, radiator.

Bathroom
Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, walk-in shower cubicle, panelled bath with mixer tap, heated towel rail, built in storage cupboard.

Separate W.C
Obscure double glazed window to front, white suite comprising low level W.C, vanity wash hand basin with mixer tap, heated towel rail.

Garden
Gardens to front and rear, rear garden backing to open farmlands, mainly laid to lawn, patio area, dry covered area, raised beds, green house, timber store, side access, bin store area, access to garage, outside tap, flowers, trees and shrubs. Access to public walk through open countryside.

Garage
Up and over door, power and light, side access.

Driveway
Leading to garage, providing ample 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.

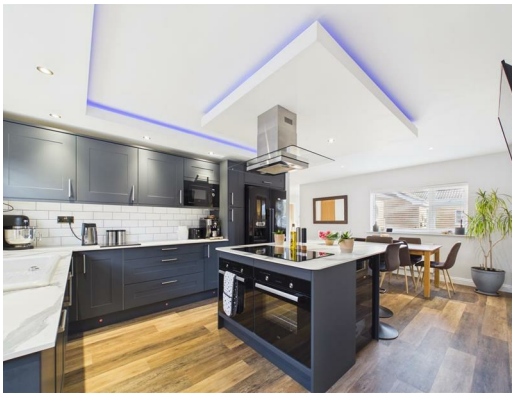
Opening Hours

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)

1130 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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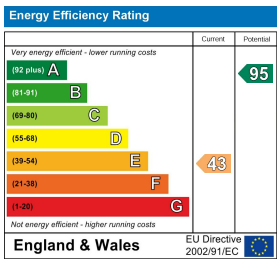
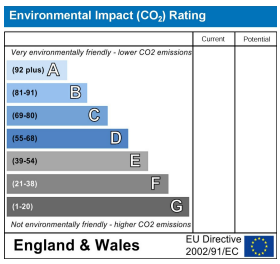
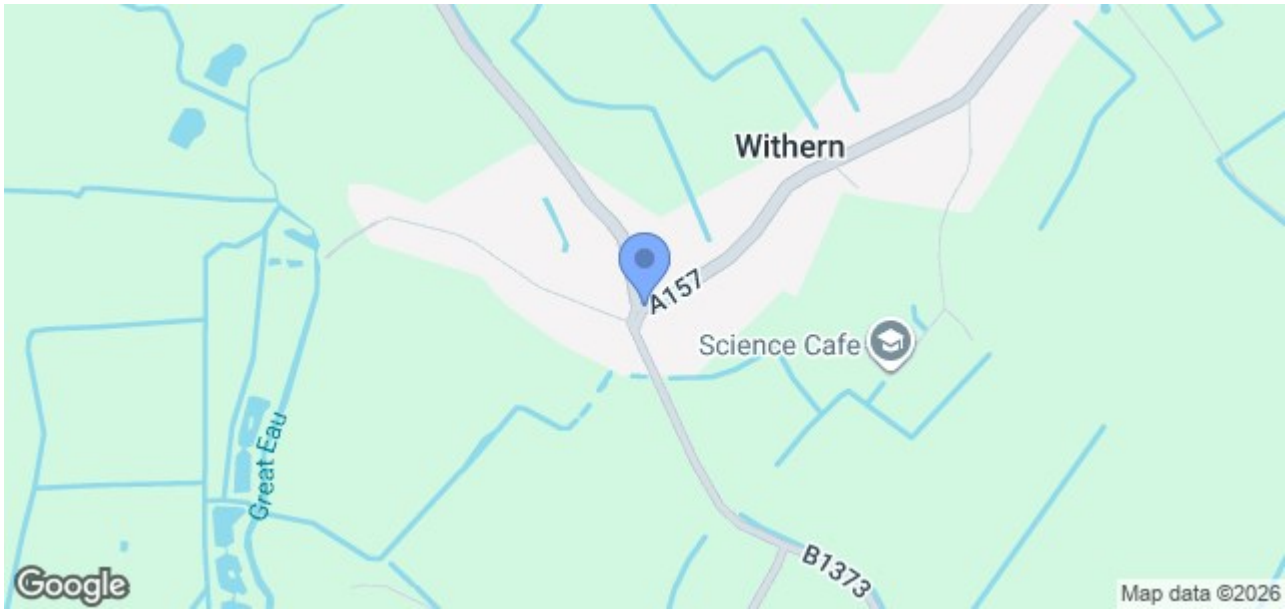
Directions

Please use postcode of LN13 0LD to locate the property.