



CHOICE PROPERTIES

Estate Agents

Dunster Alford Road,
Alford, LN13 9PY

Asking Price £318,500



Choice Properties are delighted to present this two/three bedroom detached bungalow, occupying a pleasant residential position in the sought after village of Bilsby, just outside of the Historic Market Town of Alford. This impressive bungalow benefits from generously proportioned rooms throughout, a home office space above the garage and a sizeable garden to the rear. Early viewing is highly recommended.

This well laid out, spacious accommodation comprises:

Entrance Porch

8'0" x 5'9"

uPVC front entrance door. Door to:

Entrance Hall

Fitted with storage cupboards, loft access and doors to:

Reception Room

24'10" x 12'2"

Spacious reception room benefitting from a bow window to the front aspect. Gas fireplace set in brick feature surround. TV aerial point and telephone point.

Kitchen

10'1" x 13'8"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer, integral oven and four ring hob. Part tiled walls.

Dining Room

13'10" x 10'4"

Light and airy dining room with double opening 'French' doors to the conservatory.

Conservatory

12'4" x 11'7"

With pitched polycarbonate roof and double opening 'French' patio doors leading to the garden. TV aerial point.

Bedroom 1

12'10" x 10'4"

Spacious double bedroom fitted with bridging unit.

Bedroom 2

10'2" x 10'11"

Spacious double bedroom.

Bathroom

8'8" x 6'4"

Fitted with three piece bathroom suite comprising shower enclosure with shower over, pedestal wash hand basin and wc. Tiled walls.

Rear Porch

3'7" x 7'1"

Side access entrance door.

Utility

6'7" x 7'1"

Stainless steel sink unit and drainer, plumbing for a washing machine and wall mounted 'Worcester' combination boiler. Separate wc and shower.

Garage

19'10" x 10'2"

With up and over door, power and lighting. Stairs to landing.

Landing

Door to:

Office

19'10" x 10'2"

Spacious loft room space with spot lighting which could make a pleasant home office/study.

Driveway

Providing off street parking for multiple vehicles.

Garden

The property is fronted by a large driveway and front garden which is laid to lawn and features hedging to the boundaries. To the rear of the property is a sizeable garden which is mostly laid to lawn as well as a paved patio area by the conservatory. The sizeable rear garden features an abundance of plants, flowers and shrubbery as well as hedging to the boundaries.

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.

Viewing Arrangements

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

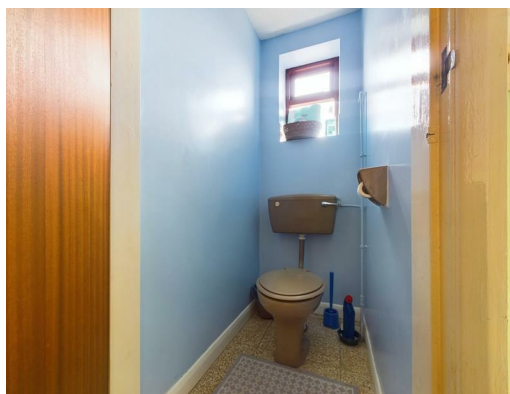
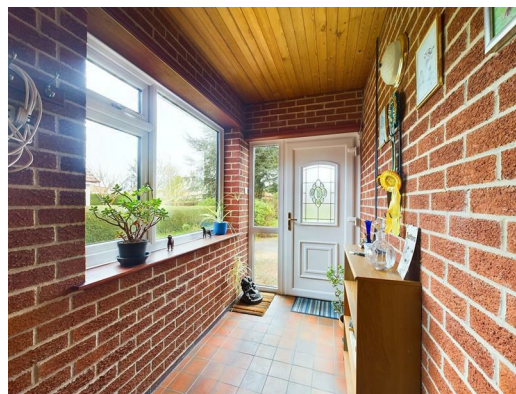
Opening Hours

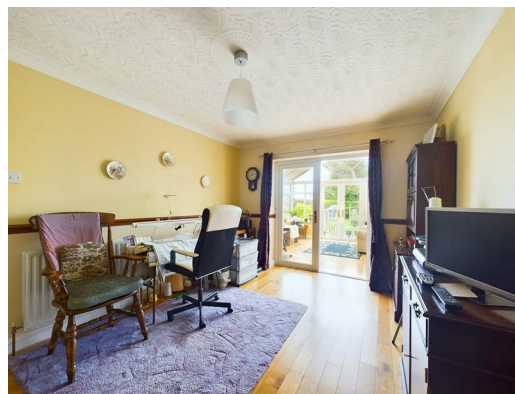
Monday - Friday 9.00am - 5.00pm
Saturday 9.00am - 3.00pm

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

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.







Ground Floor



First Floor



Directions

Take a left out of our Alford Office and head north along South Market Place, once at the junction with the Church take a right and head along East Street until you come to the junction sign posted to Sutton on Sea, take a right here and continue into Bilsby. Once in Bilsby, you will find the petrol station on your right hand side, the property is shortly after on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	63		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

