



CHOICE PROPERTIES

Estate Agents

95 Chauntry Road,
Alford, LN13 9HW

Price £210,000



Choice Properties are delighted to offer for sale this well-presented two-bedroom detached bungalow, ideally situated in the popular market town of Alford, within walking distance of local shops, healthcare facilities, parks and public transport links. Offered to the market with no onward chain, this is an excellent opportunity for those seeking a home in a convenient location. The spacious accommodation comprises an entrance hall, a bright and welcoming lounge, a newly fitted modern kitchen, dining room, two generous double bedrooms and a stylish newly fitted bathroom. Externally, the property enjoys well-maintained gardens, a driveway providing ample off-road parking and a garage. This attractive bungalow is sure to appeal to a wide range of buyers, and early viewing is highly recommended to fully appreciate everything it has to offer.

Spacious chain free bungalow with accommodation comprising :

Entrance Hall

Loft hatch, radiator.

Lounge

14'2 x 12'

Double glazed window to front, gas fire, radiator.

Dining Room

8'10 x 6'11

Double glazed window to side, radiator.

Kitchen

13'4 x 11'8

Double glazed window to front and side, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls, radiator.

Bedroom One

12'2 x 9'6

Double glazed window to rear, radiator.

Bedroom Two

12'7 x 8'11

Double glazed window to rear, radiator.

Bathroom

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

Garden

Patio area, lawned area, flowers, trees and shrubs.

Garage

Up and over door.

Driveway

Leading to garage, gated, providing off road parking space.

Alford

Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth's Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

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 B

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.

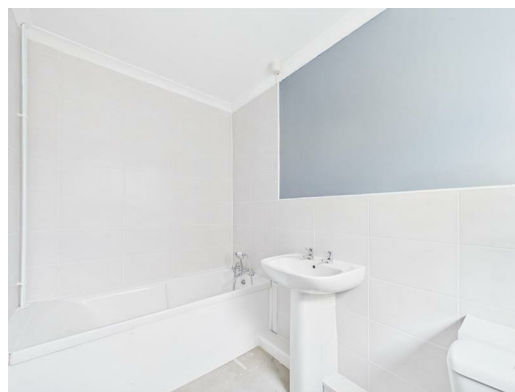
Opening Hours

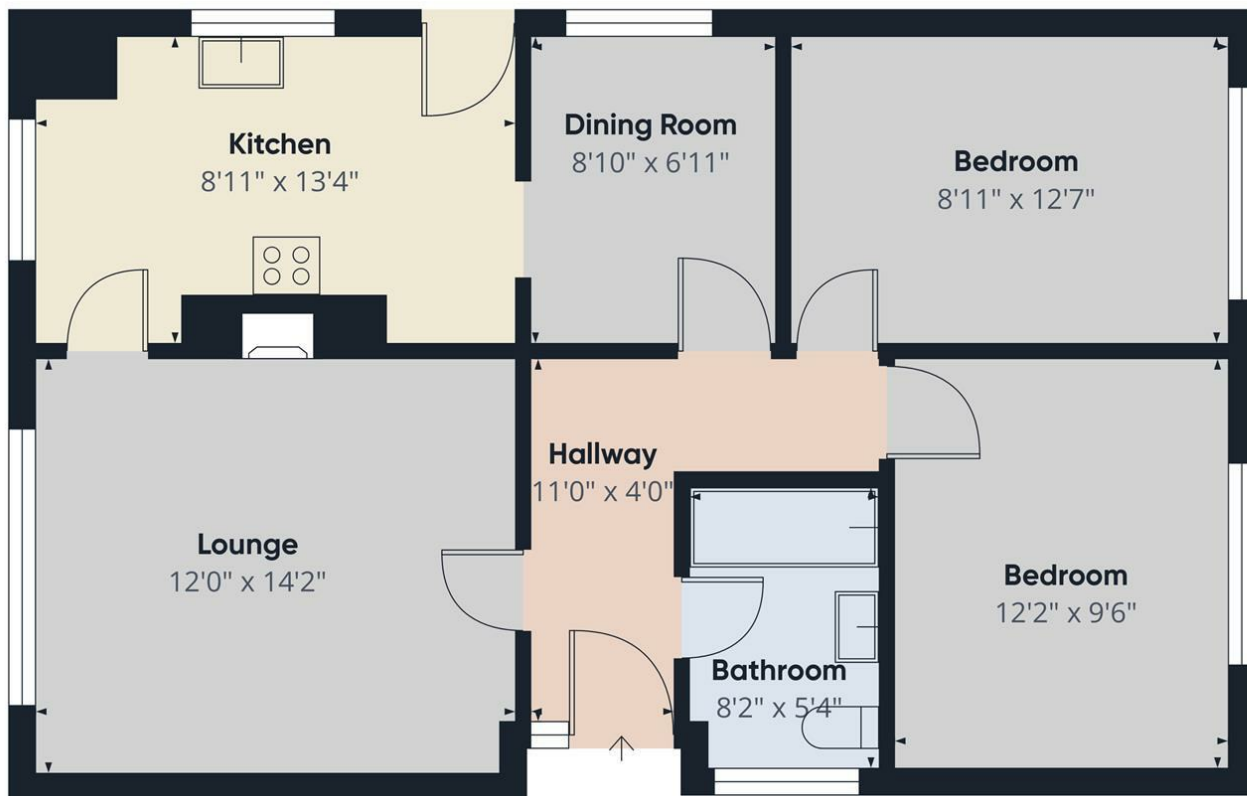
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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⁾
686 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.

GIRAFFE360

Directions

Please use postcode of LN13 9HW to locate the property

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			(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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

