



CHOICE PROPERTIES

Estate Agents

58 Bridgeways,
Alford, LN13 9FA

Price £269,950



It is a pleasure for Choice Properties to bring to the market this most immaculately presented three bedroom (one ensuite) detached house, in the popular development of Bridgeways. Only a short walk from the local amenities available in the historic market town of Alford, the property boasts a privately enclosed garden, and comes equipped with a driveway and garage. Early viewing is advised.

The accommodation benefits from a mains gas; dual zone controlled heating system, uPVC double glazing throughout and comprises:-

Entrance Hall

5'08" x 6'05"

Front composite door leading into the entrance hall with laminate flooring, stairs to the first floor and doors to:

Reception Room

18'05" x 9'09"

Kitchen/Dining Room

18'06" x 9'00"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated electric oven, space for a freestanding fridge/freezer, laminate flooring, double aspect windows, partly tiled walls, USB plug points, ample space for a dining table and double opening 'French' doors to the garden.

Utility Area

6'02" x 6'07"

Fitted with base units, space for a tumble dryer and space and plumbing for a washing machine with worktop over, laminate flooring, an under-stair storage cupboard, rear composite door to the driveway and the utility area also houses the wall mounted consumer unit.

WC

5'10" x 3'01"

Landing

12'06" x 7'01"

With access to the loft and a built in storage cupboard housing the wall mounted 'Baxi' combination boiler; supplying both the central heating and hot water systems. Doors to:

Bedroom 1

12'02" x 8'11"

Spacious double bedroom with a built in double wardrobe with mirrored sliding doors and a door to:

En-suite Shower Room

5'10" x 8'11"

Fitted with a three piece suite comprising a shower enclosure with tiled walls, sliding door and mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, shaver point and a 'Manrose' extractor fan.

Bedroom 2

11'00" x 9'06"

Double bedroom with dual aspect windows.

Bedroom 3

6'11" x 9'05"

Double bedroom.

Bathroom

5'06" x 7'00"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and mains fed shower over, hand wash basin with mixer tap and WC with dual flush button flush button; both built into vanity, laminate flooring, partly tiled walls and a 'Manrose' extractor fan.

Driveway

Providing off road parking for two vehicles.

Garage

8'11" x 16'10"

With an up and over door, power and lighting and side composite pedestrian door.

Garden

To the rear of the property you will find a privately enclosed garden, mostly laid to lawn with bricked walls and timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area, perfect for outside dining and entertaining.

Tenure

Freehold.

Viewing arrangements

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

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

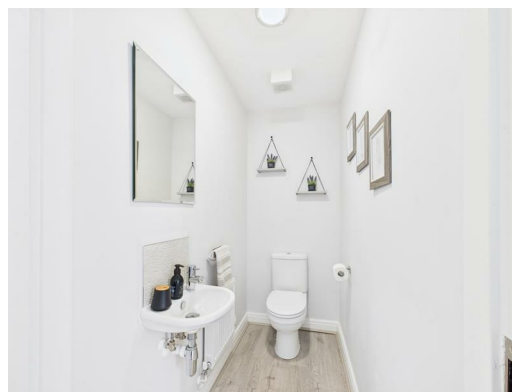
LN9 6PH

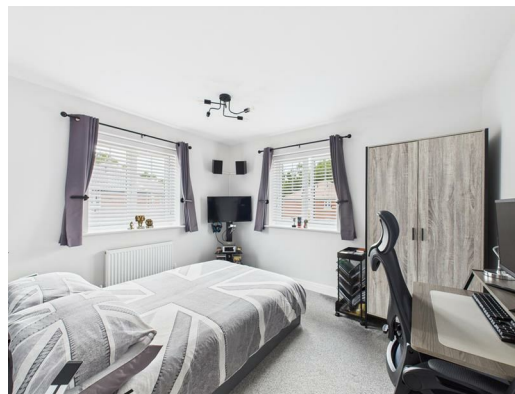
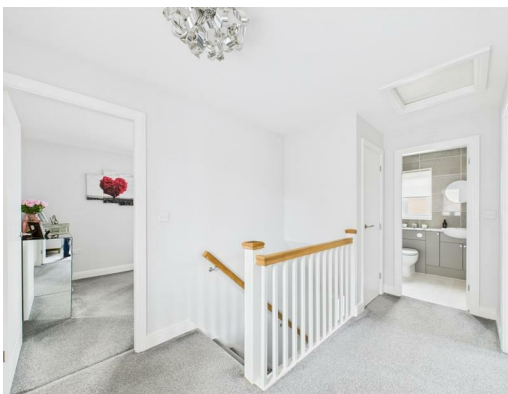
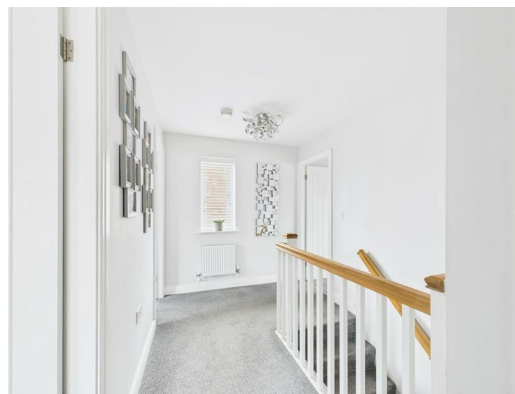
Tel. No. 01507 601 111

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.

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.

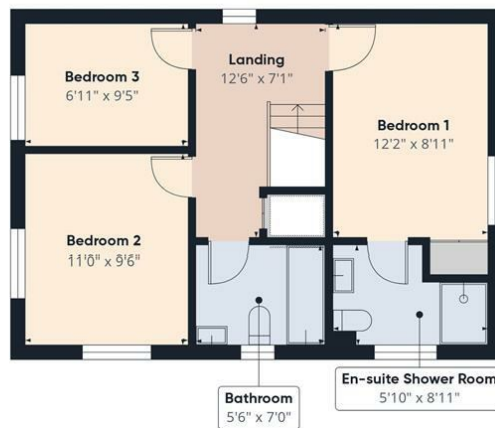








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
1061 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

From our Alford office head South along South Street onto Willoughby Road and take your eighth turning on the right into Bridgeways, you will find no 58 at the end of the road.

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		94	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

