CHOICE PROPERTIES

Estate Agents

53 Station Road, Alford, LN13 9JB

Asking Price £250,000

Choice Properties are pleased to offer this extended three bedroom detached bungalow. Situated in the popular Historic market town of Alford. Good access to local shops, buses, healthcare and schools. Spacious accommodation comprising entrance hall, lounge/dining room, kitchen, dining room, three bedrooms, bathroom and separate w.c. The property also benefits from double glazed windows, gas central heating system, gardens to front and rear, garage and driveway. An internal viewing is highly recommended. Offered to the market CHAIN FREE.

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

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Offered to the market CHAIN FREE with accommodation comprising :

Entrance Hall
Double glazed window and door to front, built in storage cupboard, loft hatch, radiator.

Lounge
24'6 x 10'2
Double glazed window to front, gas fire with decorative surround, radiator, internal glazed doors to dining room.

Kitchen
21'8 x 11'5
Double glazed window to rear, double glazed door to rear opening to garden, range of eye level and base units, stainless steel sink with mixer tap and drainer, space for appliances, built in full height storage cupboards, part tiled walls, tiled floor, wall mounted boiler, radiator.

Dining Room
10'11 x 9'
Double glazed window to rear, glazed internal doors to lounge, open plan to kitchen, radiator.

Bedroom One
12'6 x 12'4
Obscure double glazed window to side, double glazed window to rear, built in wardrobes, radiator.

Bedroom Two
13'5 x 13'4
Double glazed window to front, radiator.

Bedroom Three
14'9 x 8'9
Double glazed window to rear, radiator.

Bathroom
Obscure double glazed window to side, pedestal wash hand basin, panelled bath, shower fitted above bath, airing cupboard, tiled walls, radiator.

Separate W,C
Obscure double glazed window to side, low level w.c.

Front Garden
Lawned area, flowers, trees and shrubs.

Rear Garden
Mainly laid to lawn, patio area, flowers, trees and shrubs, side access, fenced surround.

Garage
Up and over door, power and light.

Driveway
Leading to garage, providing 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.

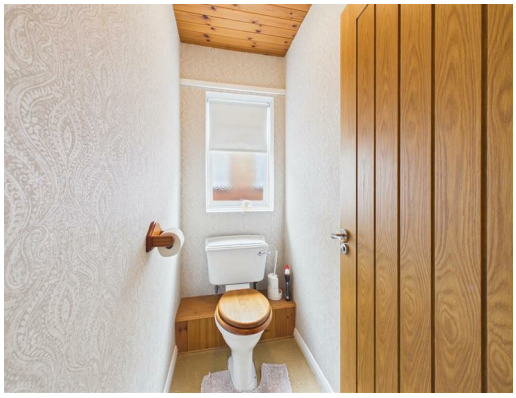
Opening Hours

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)

1598 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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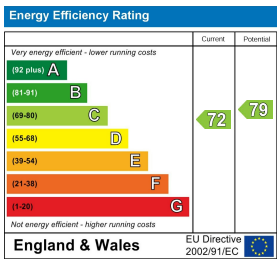
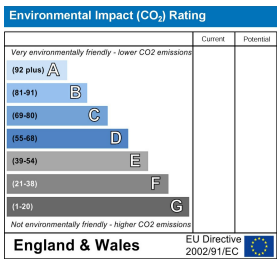
Directions

Exit the office to the left, turn left on to High Street, continue onto Station Road where the property can be found on the right hand side.