CHOICE PROPERTIES

Estate Agents

7 Stephenson Close, Alford, LN13 0AJ

Reduced To £249,000



Choice Properties are excited to offer for sale this spacious three bedroom detached bungalow, providing flexible accommodation to suit a variety of needs. Placed in the quaint town of Alford, this property enjoys convenient access to local shops, bus services, and healthcare facilities.

Offered to the market chain free, the accommodation comprises entrance hall, fitted kitchen following on with a dining room or alternative living room, a plentiful living room also consisting of three bedrooms and a spacious bathroom.

Externally, the property benefits from well-maintained gardens, a garage, and a driveway providing off-road parking. Early viewing is highly recommended to fully appreciate the space and versatility this home has to offer.

Generous accommodation comprising :

Hallway
5'10" x 16'8"
Front uPVC door leading into the hallway with a built in storage cupboard, loft access and doors to:

Kitchen
10'10" x 10'3"
Range of eye level and base units, stainless steel sink with mixer tap and drainer, integrated oven, gas hob and space for appliances, part tiled walls.

Dining Room
10'2" x 13'0"
Following on from the kitchen, this space consists of sliding doors accessing the rear of the property and dual aspect windows.

Living Room
17'0" x 11'10"
Spacious room benefiting from an electric fire and dual aspect windows.

Bedroom 1
10'8" x 11'11"
Spacious double bedroom fitted with built in storage and wardrobes.

Bedroom 2
10'0" x 8'1"
Double bedroom fitted with a radiator.

Bedroom 3
9'6" x 8'5"
Double bedroom fitted with a radiator.

Bathroom
6'3" x 5'4"
Fitted with separate hot and cold taps, tiled walls, basin and WC.

Garage
9'7" x 17'6"
Fitted with an up and over door, housing the boiler.

Garden
Gardens to the front and rear of the property, providing plenty of space for entertaining.

Driveway
Paved driveway to the front of the property leading up to the garage.

Viewing Arrangements
Contact Choice Properties on 01507462277

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

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.

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

Tenure

Freehold

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)

1049 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

Exit Choice Properties office in Alford to the left, at the junction turn left onto High Street, continue along the road and turn right into Tothby Lane, take the first left into Coles Avenue and Stephenson Close can be found on the right hand side.







