CHOICE PROPERTIES
Estate Agents

8 Temple Close, Alford, LN13 0PT

Reduced To £195,000

Choice Properties are delighted to present this beautifully modernised two-bedroom detached bungalow, ideally situated in a quiet cul-de-sac within the highly sought-after town of Alford.
The well-presented accommodation comprises an inviting entrance hall, a modern re-fitted kitchen, a spacious lounge, and two bedrooms featuring attractive box bay windows, with the second bedroom benefiting from an en-suite shower room. The second bedroom also enjoys direct access into a delightful sun room, providing additional versatile living space. There is also a stylish, modern family bathroom. Further benefits include double glazed windows, a gas central heating system, well-maintained gardens to the front and rear, a garage, and a private driveway.
This superb home is ready to move straight into and early viewing is highly recommended.

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

Benefitting from gas central heating and uPVC double glazing throughout, this stylish and spacious internal accommodation comprises:

Entrance Hall
UPVC Double Glazed Entrance Door. Radiator. Telephone point. Airing cupboard. Loft access to roof space.

Reception Room
14'10" x 10'4"
With bay window. Electric fire set in attractive marble fireplace. Radiator. T.V. Aerial point.

Kitchen
13'1" x 9'0"
With fitted grey wall, base and drawer units with work surfaces over. 1 1/2 bowl sink unit and drainer with mixer tap. Eye level integrated electric double oven. Electric hob with extractor hood over. Integrated fridge/freezer and dishwasher. Part-tiled walls. Recessed lighting. Radiator cover housing radiator. Boulderus Gas Boiler supplying central heating system. UPVC Double Glazed door leading to the secret side garden.

Bedroom 1
7'5" x 15'8"
Box bay window. Fitted wardrobes incorporating shelving with part mirrored doors. Radiator. T.V. Aerial point.

Bedroom 2
9'9" x 6'5"
Box bay window. Radiator. Door to Sun Room. Door to:-

En-Suite
5'9" x 2'11"
With shower cubicle. Push button flush w.c. and wash hand basin with mixer tap. Heated towel radiator.

Sunroom
5'3" x 8'3"
UPVC Double Glazed Sun Room. Radiator. Door to rear garden.

Bathroom
5'4" x 7'4"
With panelled bath with shower mixer tap. Wash hand basin with mixer tap and back to wall push button flush w.c. set in vanity unit with storage and drawers. Part-tiled walls.

Driveway
Providing off street parking.

Garden
Gated access leads to a side garden which is both paved and gravelled for ease of maintenance and leads into the private garden which benefits from timber fencing all around and exterior lighting. This is paved again for ease of maintenance and features a sunny patio area and attractive borders.

Garage
With up and over door. Rear window. Electric lighting and power.

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.

Viewing Arrangements

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

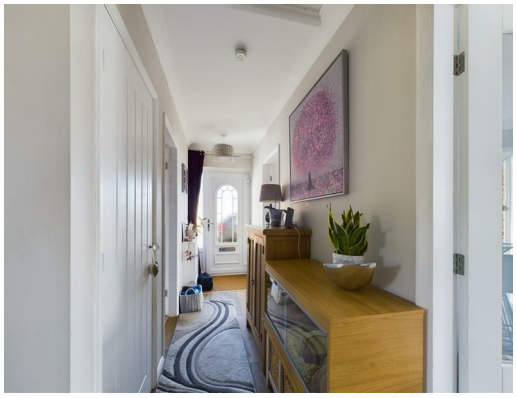
Opening Hours

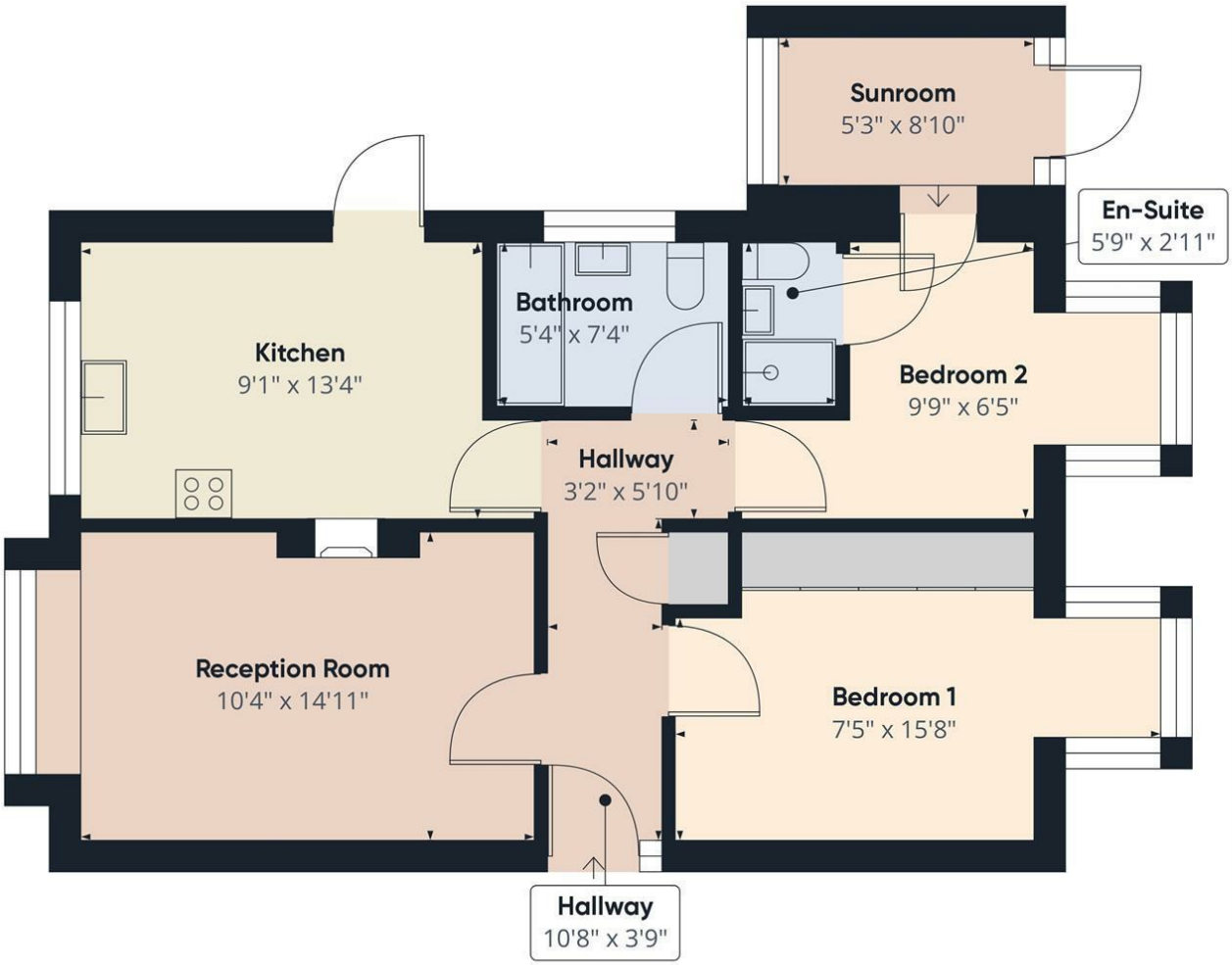
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 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.

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)

676.52 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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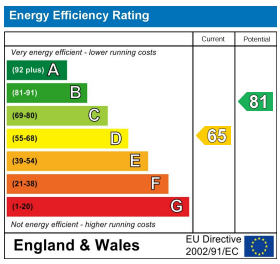
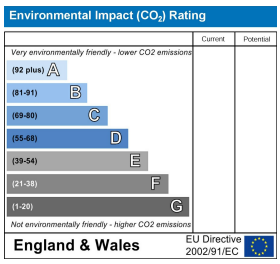
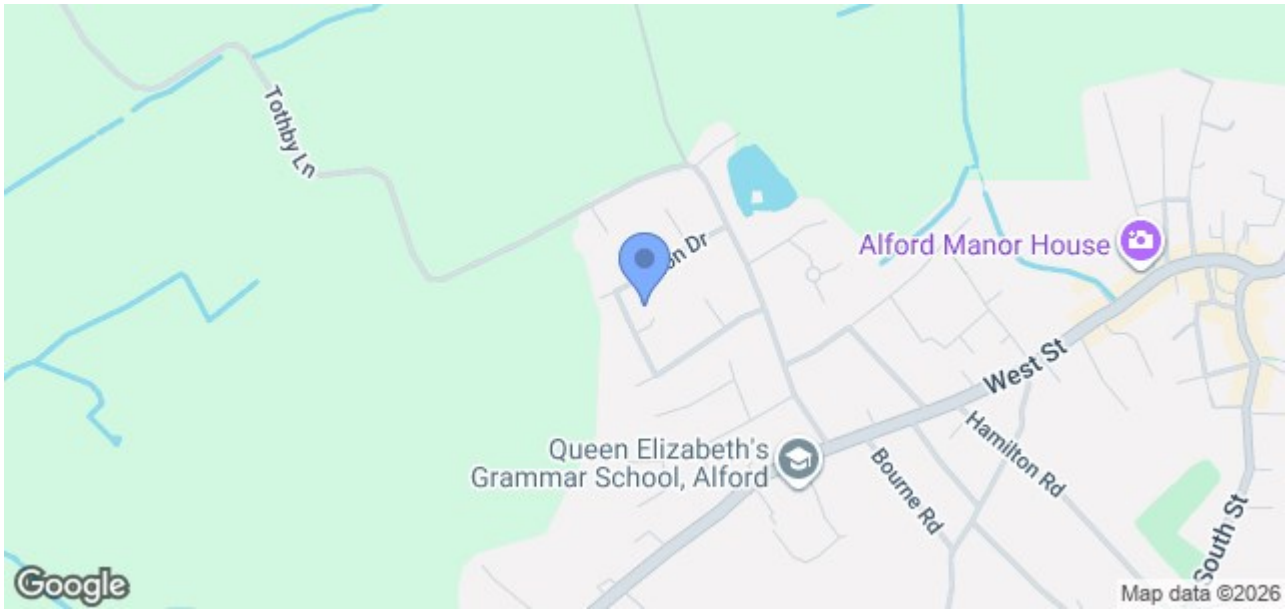
Directions

From our Alford office head East towards the church. Turn left onto High Street/West Street then take your fifth right onto Tothby Lane before taking the second left into Robinson Avenue. At the bottom of Robinson Avenue take a right and then Temple Close can be found first right and number 8 is on the left hand side.