CHOICE PROPERTIES
Estate Agents

Hunters Lodge Thurlby Road, Alford, LN13 9JJ

Asking Price £315,000

Choice Properties are delighted to bring to market this modern and spacious three bedroom detached bungalow, situated in the popular Bilsby area of Alford and offered to the market chain free. The property offers well-planned and versatile accommodation comprising an entrance reception/utility room, kitchen/breakfast room, spacious lounge, inner reception hall, principal bedroom with en-suite shower room, two further bedrooms and a modern family bathroom. Externally, the property benefits from gardens to the front, side and rear, with the rear garden backing directly onto open farmland, creating a lovely rural outlook and a good degree of privacy. The property also boasts a large driveway providing ample off-road parking, together with additional hardstanding to the side, ideal for a caravan, campervan, motorhome or boat. Located within easy reach of Alford and its excellent range of local amenities, this is an ideal opportunity for those looking for a modern bungalow with generous parking and an attractive countryside setting. An internal viewing is highly recommended to fully appreciate the accommodation, outside space and location on offer.

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

APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman
naea | propertymark PROTECTED

Modern and spacious accommodation comprising :

Entrance Reception / Utility
18'10 x 8'10
Double glazed door to side, double glazed window to side, space for appliances, worktop space, radiator.

Lounge
18'10 x 15'
Double glazed window to front and side, feature electric fire, two radiators.

Kitchen / Dining Room
15'10 x 13'
Double glazed window to rear, double glazed French doors to side opening to garden, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in microwave oven, fridge/freezer and dishwasher, radiator.

Reception Hall
17' x 6'5
Built in storage cupboard, radiator.

Bedroom One
12'6 x 10'4
Double glazed window to rear, radiator, door to:

En-Suite Shower Room
White suite comprising low level W.C, wash hand basin with mixer tap, tiled shower, airing cupboard, tiled floor, tiled walls, heated towel rail.

Bedroom Two
15'10 x 12'9
Double glazed window to front, radiator.

Bedroom Three
10'3 x 8'
Double glazed window to front, radiator.

Bathroom
Obscure double glazed window to side, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, panelled bath with centre mixer tap, tiled shower cubicle, tiled walls, tiled floor, heated towel rail, loft hatch.

Garden
Gardens to front, side and rear, backing to open farmlands, lawned areas, patio area, side access, shed, outside tap, fenced surround, flowers and shrubs.

Driveway
Large double width driveway, gated, providing space for off road parking.

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.

CHOICE
PROPERTIES
Estate Agents

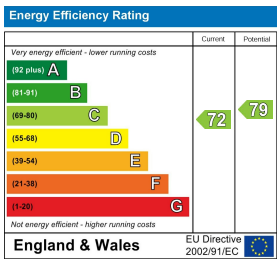
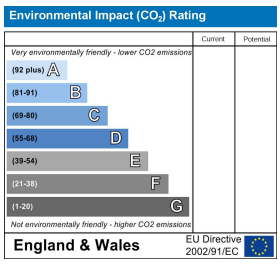
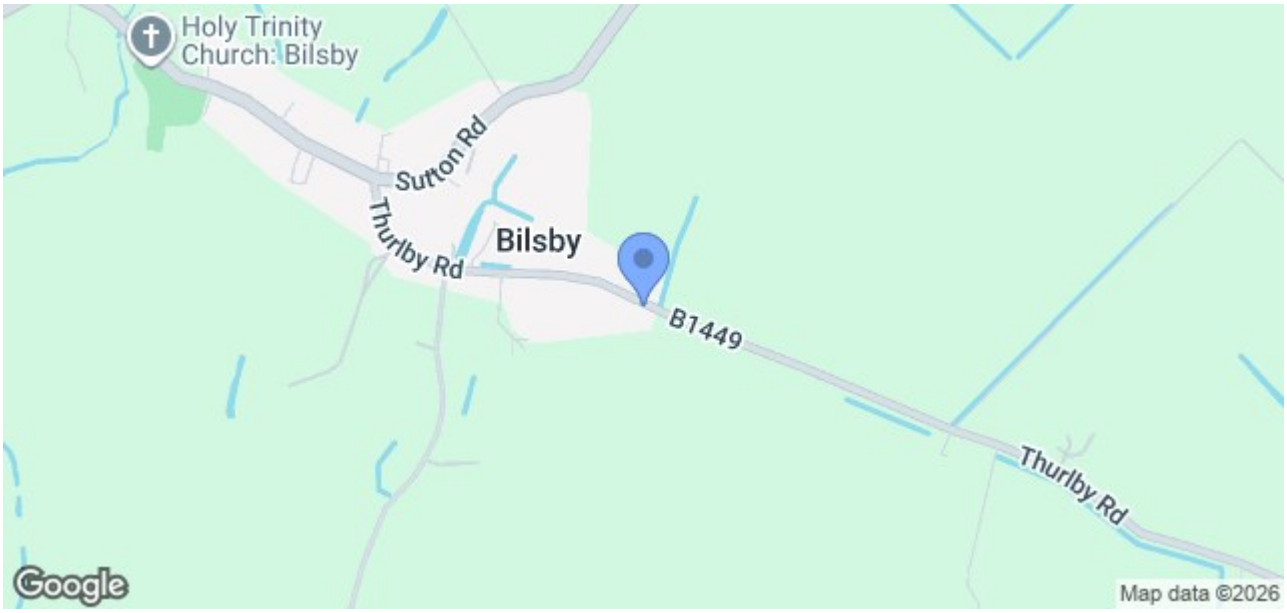
Approximate total area(1)

1358 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 9JJ to locate the property.