CHOICE PROPERTIES
Estate Agents

61 Parsons Lane, Alford, LN13 9BD

Price £178,000

Choice Properties are delighted to present this well-presented two-bedroom terraced home, ideally situated in the heart of Alford with convenient access to local shops, healthcare facilities, schools, and public transport links. The spacious accommodation includes an entrance into an open plan lounge/dining room, a modern kitchen/breakfast room, and a contemporary bathroom. To the first floor, the landing provides access to two generously sized bedrooms. Additional benefits include double glazing, a gas central heating system, a good-sized rear garden, and a driveway offering off-road parking. Early internal viewing is highly recommended to fully appreciate the 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

Spacious and well presented accommodation comprising :

Entrance
Double glazed front door opening to:

Lounge / Dining Room
26'6 x 12'5
Double glazed window to front, radiator, stairs to first floor landing, under stairs storage cupboard, radiator.

Inner Hall
Obscure double glazed window to side.

Kitchen / Breakfast Room
16'8 x 9'1
Double glazed window to rear, double glazed stable door to rear opening to garden, range of eye level and base units, Butler style sink with mixer tap and drainer, built in oven and hob, built in dishwasher, space for appliances, part tiled walls, tiled floor, breakfast bar, radiator.

Bathroom
Obscure double glazed window to side, white suite comprising low level W.C, wash hand basin with mixer tap and tiled splash back, panelled bath, shower fitted above bath, tiled floor, radiator.

Landing
Loft hatch, access to:

Bedroom One
12'3 x 10'
Double glazed window to front, radiator.

Bedroom Two
10'3 x 8'10
Double glazed window to rear, built in storage cupboard, radaitor.

Garden
Mainly laid to lawn, patio area, brick built store, shed, summer house with power and light, flowers, trees and shrubs.

Driveway
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 A

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

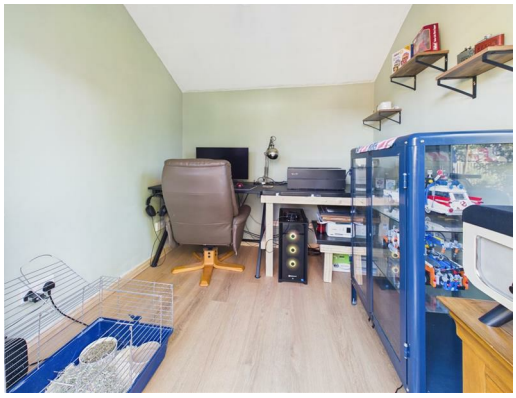
Viewing Arrangements

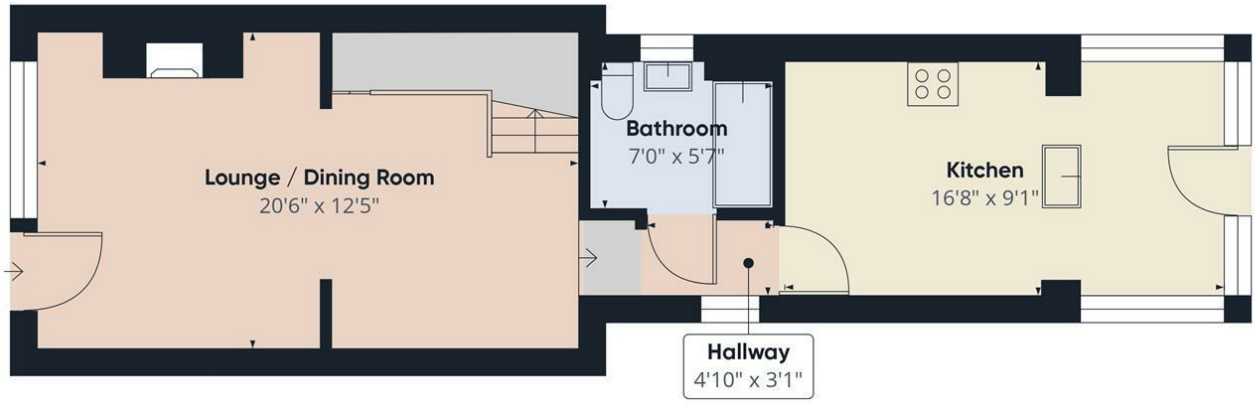
Contact Choice Properties on 01507 462277

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.

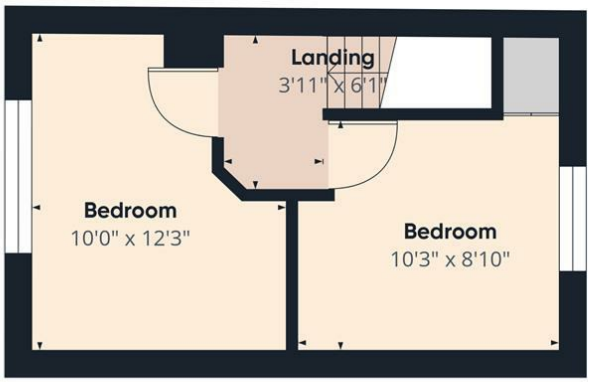
LOVE

ROUTE 66





Floor 0



Floor 1

Approximate total area(1)

685 ft²

Reduced headroom

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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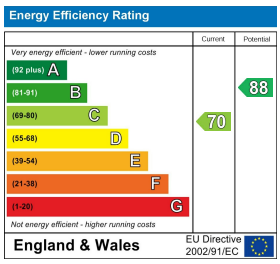
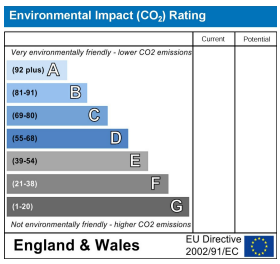
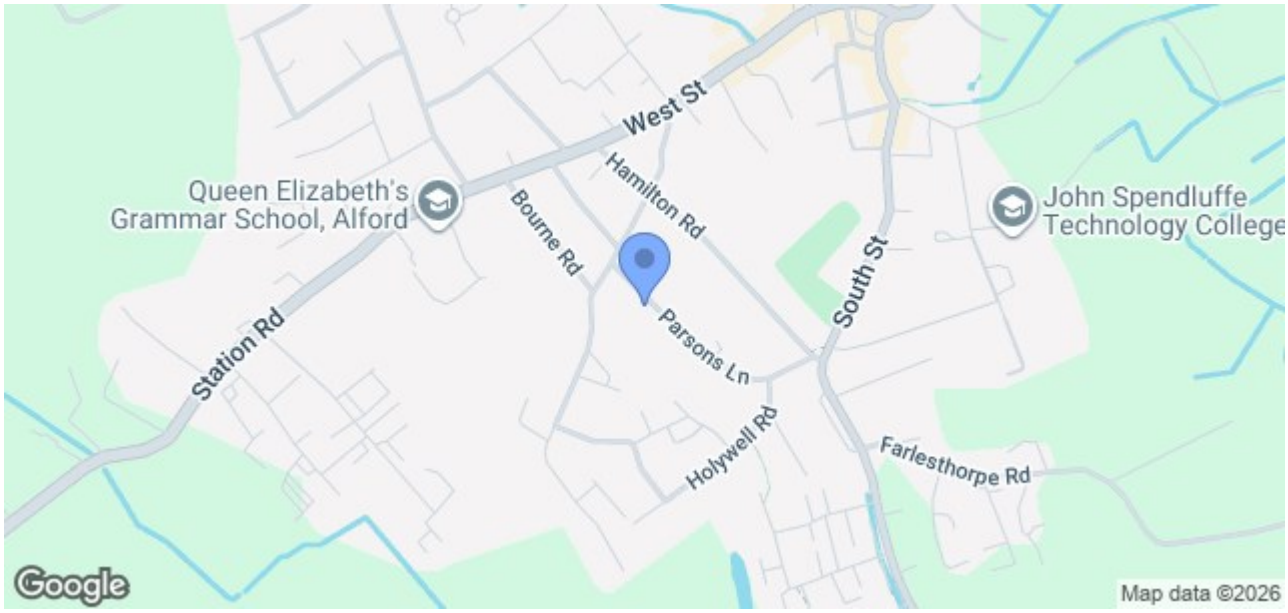
Directions

Exit the office in South Market Place to the right, continue along the road turning right into Hamilton Road, take the first left into Parsons Lane where the property can be found.