



CHOICE PROPERTIES

Estate Agents

Homelea Sea Lane,
Alford, LN13 9RR

Asking Price £260,000



CHAIN FREE – JUST A STONE'S THROW FROM THE BEACH

Choice Properties are delighted to offer for sale this well-presented two bedroom detached bungalow, ideally situated just a stone's throw from the beach.

The property offers modern and comfortable accommodation comprising enclosed porch, spacious lounge with feature wood burner, separate dining room, modern kitchen, two double bedrooms and modern shower room.

Externally, the property benefits from a private enclosed garden, gated driveway providing off-road parking and lovely open farmland views to the front.

An excellent opportunity for those looking for a coastal retreat, permanent home or holiday property in a highly desirable location.

An internal viewing is highly recommended to fully appreciate the accommodation and location. Offered to the market CHAIN FREE.

Chain free bungalow with accommodation comprising :

Enclosed Porch

Double glazed porch with door to:

Lounge

18' x 12'

Two double glazed windows to front, double glazed window to side, feature wood burner, two radiators, tiled floor.

Dining Room

14' x 7'10"

Double glazed window to rear and side, double glazed French doors to rear opening to garden, radiator, tiled floor.

Kitchen

8'10" x 6'11"

Double glazed window to rear and side, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, wall mounted boiler, part tiled walls, tiled floor, built in storage cupboard.

Inner Hall

loft hatch, radiator.

Bedroom One

9'11" x 9'4"

Double glazed window to side, window to front, radiator, tiled floor.

Bedroom Two

9'10" x 9'4"

Double glazed window to side, window to front, radiator, tiled floor.

Shower Room

Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, shower cubicle, tiled floor, radiator.

Garden

Lawned area, flowers, trees and shrubs, artificial grass, raised decked area, patio area, shed, outside tap.

Driveway

Gated 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 B

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.

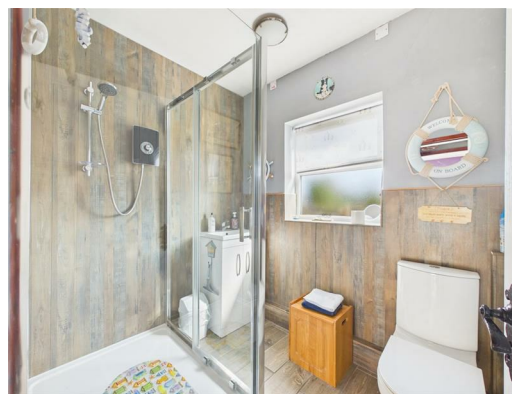
Opening Hours

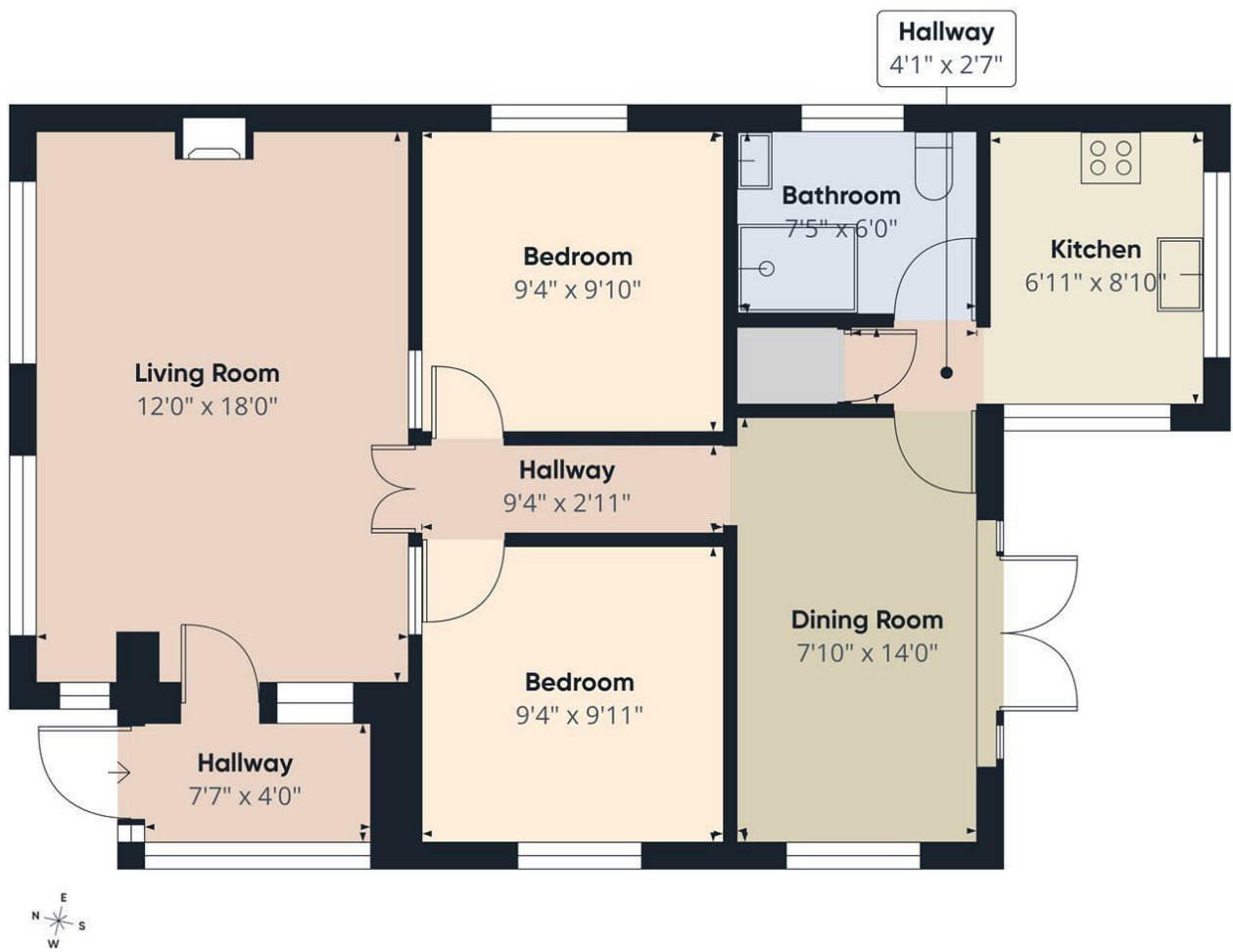
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

Please contact Choice Properties on 01507 443777

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⁾
709 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 9RR to locate the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

83

29

