



CHOICE PROPERTIES

Estate Agents

53 Bridgeways,
Alford, LN13 9DF

Price £319,950



It is an absolute pleasure for Choice Properties to bring to the market this most spacious and well presented three bedroom (one en-suite) detached house, located in the quiet and pleasant Bridgeways development. Offering generously proportioned room sizes throughout, privately enclosed gardens and ample off road parking; the property has been maintained to the highest of standards, and further benefits from the remainder of the NHBC guarantee; which expires in 2030. Early viewing is most certainly advised to appreciate the finish and size of property on offer.

The immaculately presented accommodation benefits from uPVC double glazing throughout, a mains gas central heating system and comprises:

Entrance Hall

9'10"x4'11"

Front door leading into the entrance hall; featuring a built in storage cupboard and stairs to the first floor. Doors to:

Reception Room

19'1"x11'6"

Light and airy reception room benefiting from a bay window to front aspect as well as double opening 'French' doors to the Conservatory . The reception room further features the wall mounted thermostat.

Kitchen/ Dining Room

19'0"x11'5"

Fitted with a range of wall and base units with worktop over, one and a half bowl sink with drainer and mixer tap, four ring induction hob with extractor hood over, integrated appliances including: dishwasher, oven, microwave, space and plumbing for a washing machine and fridge/freezer, inset spot lighting, under-stair storage cupboard; housing the wall mounted consumer unit and double opening 'French Doors leading to the Conservatory.

Pantry

4'6"x2'11"

Presenting ideal storage space.

Conservatory

15'7"x14'8"

With doors opening on to the private rear garden.

WC

6'2"x3'5"

Fitted with a WC with dual flush button, hand wash basin set into vanity and part tiling to the walls.

Landing

7'9"x5'8"

Featuring a fitted airing cupboard housing the wall mounted combination boiler; supplying both the central heating and hot water system, loft access and doors leading to:

Bedroom 1

13'0"x12'2"

Spacious double bedroom benefiting from a bay window, fitted wardrobes with sliding mirrored doors, wall mounted thermostat and a door to:

En Suite

8'7"x9'3"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower over, hand wash basin and WC; both built into vanity, part tiling to the walls, heated towel rail, storage cupboard and an extractor fan.

Bedroom 2

11'0"x11'8"

Spacious double bedroom with a fitted storage cupboard.

Bedroom 3

7'11"x8'2"

Currently featuring bunk beds, which will be included with the sale of the property.

Bathroom

7'7"x5'6"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and mains fed shower over, hand wash basin and WC; both built into vanity, part tiling to the walls and an extractor fan.

Driveway

Providing off road parking for two vehicles.

Garage

16'9"x9'8"

With a remote controlled powered up and over door, side door and power and lighting.

Garden

To the rear of the property you will find a privately enclosed paved patio garden with timber fencing to the boundaries and an outside tap. This attractive garden also benefits from a useful timber shed, which features power and lighting.

Tenure

Freehold.

Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Viewing Arrangements

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

Making an Offer

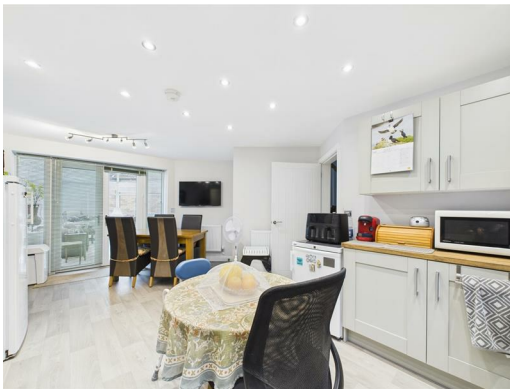
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1420 ft²

Reduced headroom

4 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

From our Alford office head South along South Street onto Willoughby Road and following the Fire Station on your right hand side, take your second turning on the right into Bridgeways. .

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

