



CHOICE PROPERTIES

Estate Agents

Terita-Alan Willoughby Road,
Alford, LN13 9LF

Asking Price £299,950



Choice Properties are delighted to present this spacious three-bedroom detached bungalow, occupying a generous plot in the highly sought-after village of Cumberworth, near Alford. Built in the 1970s, this unique home offers well-proportioned accommodation throughout, comprising an enclosed porch, welcoming entrance hall, spacious lounge, kitchen/dining room, three double bedrooms, and a large family bathroom. Externally, the property benefits from a garage/workshop, log and coal store, additional storage building, separate shower room with W.C., a detached summer house, and a driveway providing ample off-road parking. The bungalow is surrounded by attractive gardens and enjoys delightful views across open farmland, offering a peaceful rural setting. While the property would benefit from a programme of modernisation, it presents an excellent opportunity for buyers to create a wonderful family home or retirement property in a desirable village location. Offered to the market with no onward chain, early viewing is highly recommended to fully appreciate the accommodation, setting, and potential on offer.

Spacious accommodation comprising :

Enclosed Porch

Double glazed French doors, internal doors to :

Entrance Hall

Double glazed windows to side, double glazed door to side opening to garden, built in double store cupboard, airing cupboard, loft hatch, three radiators.

Lounge

17'3 x 16

Double glazed bay window to front, views over open farmlands, double glazed windows to sides, feature wood burner with decorative surround, two radiators.

Kitchen / Breakfast Room

14'7 x 12'3

Double glazed door to side, double glazed window to side, range of eye level and base units, stainless steel sink with mixer tap and drainer, space for appliances, part tiled walls, part tiled floor, two radiators.

Bedroom One

16' x 11'5

Double glazed bay window to side, double glazed window to rear, built in wardrobes, chest of drawers and dressing table, two radiators.

Bedroom Two

12'3 x 9'11

Double glazed window to side, radiator.

Bedroom Three

10'9 x 8'

Double glazed window to side, radiator.

Bathroom

Double glazed window to side, suite comprising low level W.C, twin vanity wash hand basins, panelled bath with shower above, radiator.

Sun Room

Double glazed detached sun room with twin opening door to front, door to side.

Separate W.C + Shower Room

Brick built outside shower room with low level W.C, wash hand basin, tiled shower cubicle.

Coal / Wood Store

Brick built, light.

Store

Brick built, light.

Garage / Workshop

Double glazed window to side, twin opening doors, power and light.

Garden

Surrounding the property, patio area, lawned area, dry covered area, trees and shrubs.

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 D

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.





Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
1879 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.

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Directions

Please use postcode of LN13 9LF 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

