

8 Temple Close,
Alford, LN13 0PT

Offers Over £213,000



Choice Properties are excited to present to you this most impressive, detached bungalow. Completely transformed by the current vendors, this beautiful home has been upgraded to the highest of standards. Featuring a new kitchen, bathroom and UPVC double glazing together with many other upgrades, this stunning abode is located in a most sought after quiet location. Viewing is highly recommended.

Situated in the charming historic market town of Alford and ideally located between the beautiful Lincolnshire Wolds and the sandy beaches of the coast, this house is just perfect. With the added advantage of a newly fitted kitchen, bathroom, the addition of an en-suite and new double glazing throughout. The property also features new electrics, new soffits and fascias, new internal doors and additional bay windows extending both bedrooms. The property also benefits from newly fitted carpets and blinds which will be included in the sale.

Entrance Hall

UPVC Double Glazed Entrance Door with attractive canopy over. Power points. Radiator. Telephone point. Airing cupboard. Loft access to roof space with pull down ladder.

Lounge

14'10" x 10'4"

With bay window. Electric fire set in attractive marble fireplace. Radiator. Power points. T.V. Aerial point.

Kitchen / Diner

13'1" x 9'0"

With fitted grey wall, base and drawer units with work surfaces over. 1 1/2 bowl sink unit and drainer with mixer tap. Eye level integrated electric double oven. Electric hob with extractor hood over. Integrated fridge/freezer and dishwasher. Integrated washing machine. Part-tiled walls. Recessed lighting. Radiator cover housing radiator. Boulderus Gas Boiler supplying central heating system. UPVC Double Glazed door leading to the secret side garden.

Bedroom 1

11'8" x 8'8"

Box bay window. Fitted wardrobes incorporating shelving with part mirrored doors. Feature electric fire. Radiator. Power points. T.V. Aerial point. Switch for outside lighting.

Bedroom 2

9'10" x 10'9"

Box bay window. Radiator. Power points. Switch for outside lighting. Door to Sun Room. Door to:-

En-suite

With shower cubicle. Push button flush w.c. and wash hand basin with mixer tap. Heated towel radiator.

Sun Room

UPVC Double Glazed Sun Room,. Radiator. Power points. Door to rear garden.

Bathroom

With panelled bath with shower mixer tap. Wash hand basin with mixer tap and back to wall push button flush w.c. set in vanity unit with storage and drawers. Part-tiled walls. Victorian style radiator.

Driveway

Garage

With up and over door. Rear window. Electric lighting and power.

Gardens

To the front of the property is a well tended open plan lawn featuring an attractive low level stone wall. The front garden also features a large graveled area which would be ideal for caravan standing, etc. A concrete driveway to the right hand side of the property gives access to the detached garage. Gated access to the left leads to a side garden which is both paved and gravelled for ease of maintenance and leads into the private garden which benefits from new fencing all around and exterior LED lighting. This is paved again for ease of maintenance and features a sunny patio area and attractive borders.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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. Gross Amount payable for 2019 is £1392.74.

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.

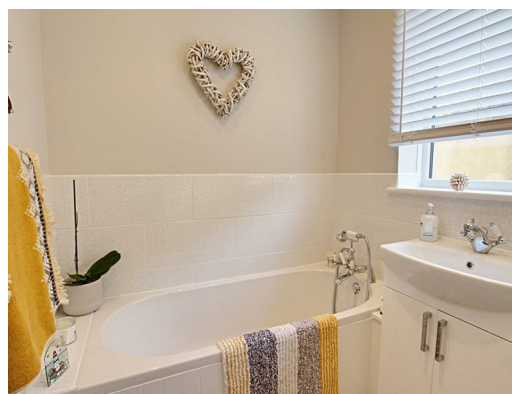
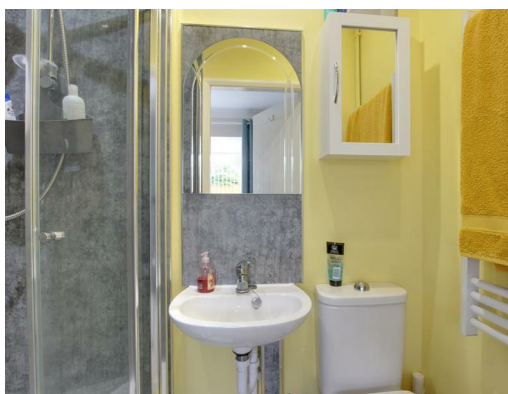
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Website

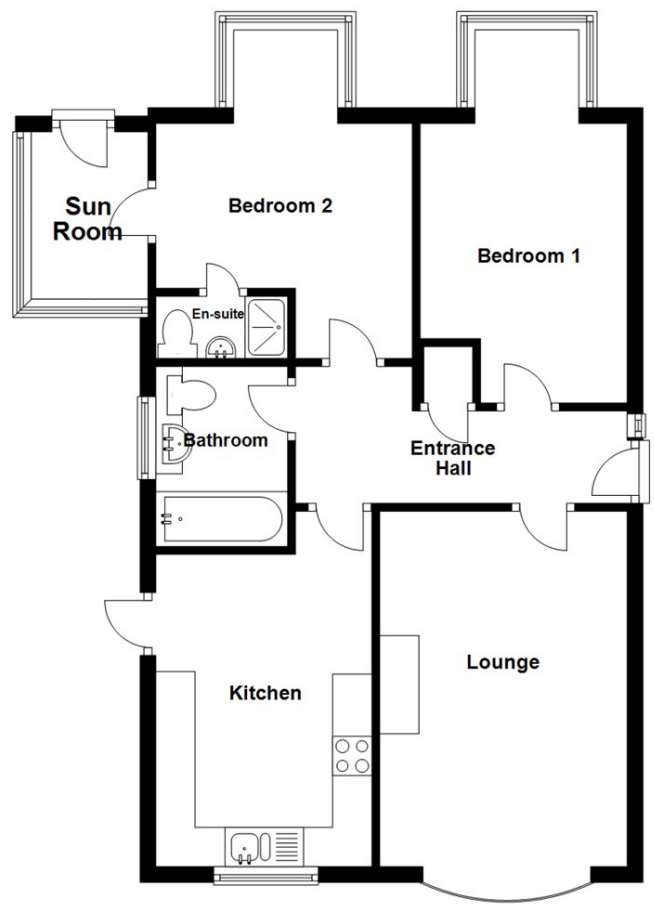
All details also available on our website www.choiceproperties.co.uk

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Ground Floor



Directions

From our Alford office head East towards the church. Turn left onto High Street/West Street then take your fifth right onto Tothby Lane before taking the second left into Robinson Avenue. At the bottom of Robinson Avenue take a right and then Temple Close can be found first right and number 8 is on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

