



# CHOICE PROPERTIES

*Estate Agents*

15 Gibson Way,  
Alford, LN13 9PD

Reduced To £260,000



Choice Properties are delighted to bring to the market this well presented four bedroom (one en-suite) detached house. Located in a popular position in the charming historic market town of Alford, this super home includes a Garage and driveway to the rear of the property.

The property has the advantage of UPVC Double Glazing and Gas Central Heating. Internally the well laid out accommodation consists of :-

**Front entrance door to:**

**Porch**

2'3" x 5'3"

Door to:

**Hallway**

Staircase to the first floor landing. Radiator. Smoke alarm.

**WC**

5'9" x 2'11"

With w.c. and wash hand basin. Radiator. Extractor fan.

**Living Room**

22'9" x 10'0"

Wall lighting. Radiator. Double opening doors leading out to the rear garden.

**Dining Room**

11'9" x 9'7"

Radiator. Open plan leading through to;

**Kitchen**

10'8" x 9'7"

Fitted wall and base units with work surfaces over. Integrated electric oven and gas hob with filter hood over. Sink unit and drainer. Part tiled walls. Radiator. Gas combination boiler which supplies the central heating and hot water. Door to:

**Utility Room**

5'10" x 6'4"

Fitted units and work surfaces. Plumbing for washing machine. Door leading out to the rear garden.

**Landing**

Radiator. Smoke alarm. Access to roof space.

**Bedroom 1**

13'4" x 9'9"

Radiator. Fitted wardrobes. Door to:

**En-suite**

5'10" x 6'2"

Shower area with mixer shower, wash hand basin and w.c. Part tiled walls.

**Bedroom 2**

11'11" x 9'7"

Radiator.

**Bedroom 3**

10'7" x 8'10"

Radiator.

**Bedroom 4**

9'1" x 9'9"

Radiator. Fitted wardrobes.

## **Bathroom**

7'6" x 6'11"

With three piece bathroom suite which consists of a corner bath, wash hand basin and w.c. Part tiled walls. Extractor fan.

## **Driveway**

## **Garage**

## **Gardens**

Gravelled gardens to the front and privately enclosed lawned gardens to the rear.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Making an offer**

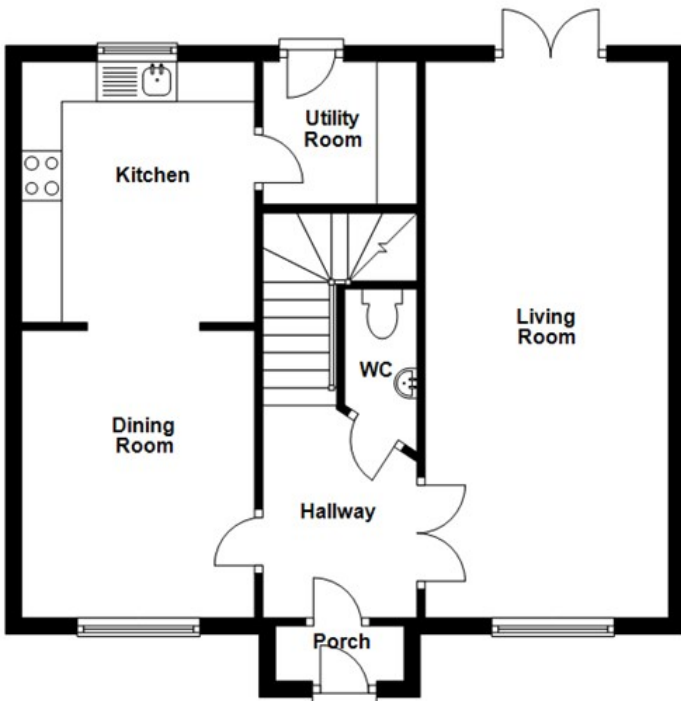
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

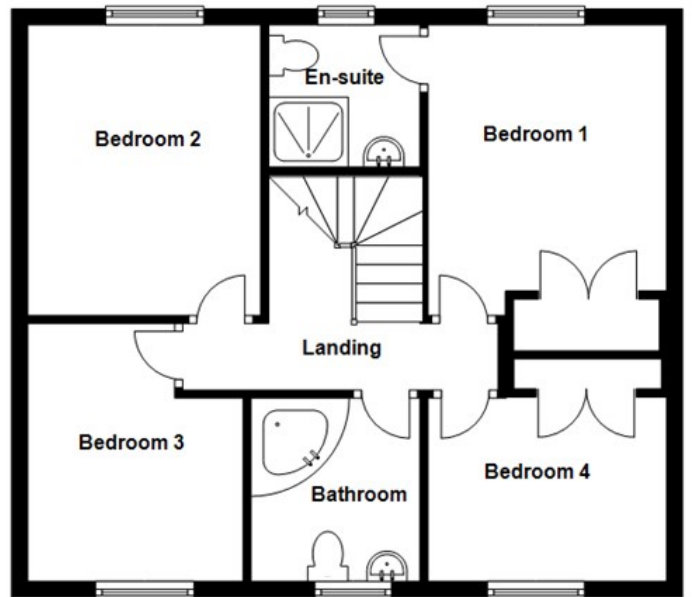
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



**Ground Floor**



**First Floor**



# Directions

Use SatNav to postcode LN13 9PD.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

