



CHOICE PROPERTIES

Estate Agents

14 Dixon Drive,
Alford, LN13 0PR

Price £274,950



Choice Properties are delighted to bring to market this stunning three bedroom detached bungalow located on Dixon Drive, situated in the charming historic market town of Alford. The residence benefits from spacious rooms and large windows which create a bright and airy living space which features a large living room, modern kitchen, three double bedrooms (one ensuite), and a family bathroom. To the exterior, the property boasts a beautifully maintained fully enclosed garden, extensive driveway space, and an integral garage. Early Viewing Is Highly Advised.

With the added benefit of gas fired central heating and uPVC double glazing throughout, the generously sized internal living accommodation comprises:-

Entrance Hall

3'0 x 4'9

With uPVC entrance door. Consumer unit. Internal door to hallway.

Hallway

12'4 x 17'11 (to furthest measurement)

Internal doors to all rooms. Radiator. Access to partially boarded loft via loft hatch with pull down loft ladder. Built in storage cupboard with fitted clothes rail and shelving. Radiator. Power points.

Living Room

22'8 x 10'8

Large living room with dual aspect uPVC windows. Gas fireplace with quartz hearth, surround, and mantel. Two radiators. Space for dining room table. Power points. Tv aerial point.

Kitchen

9'7 x 10'3

Fitted with a range of gloss wall, base, and drawer units with work surfaces over. Four ring gas hob with pull out extractor hood over. One and a half bowl sink with chrome mixer tap and drainer. Integral oven. Integral dishwasher. Integral fridge freezer. Spot lighting. External uPVC door to garden. 'Ideal' gas combi boiler. Power points.

Bedroom 1

9'0 x 12'11

Double bedroom with large fitted wardrobes with sliding doors. Radiator. Power points. Large uPVC window to rear aspect.

Ensuite Bathroom

10'9 x 6'0

Fitted with a three piece suite comprising of a large double ended bath with shower attachment over, a large wash hand basin set over vanity unit, and a push flush wc. Radiator. Large frosted window to rear aspect. Waterproof panelled walls. Spot lighting. Extractor.

Bedroom 2

11'7 x 9'4

Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bedroom 3

9'0 x 9'0

With uPVC window to side aspect. Radiator. Power points.

Shower Room

7'8 x 6'8

Fitted with a three piece suite comprised of a large shower cubicle with rainfall shower attachment, a back to wall wc, and a wash hand basin with waterfall chrome mixer tap set over vanity unit. Electric shaver point. Waterproof panelled walls. Tiled flooring. Frosted uPVC window to side aspect. Spot lighting. Extractor.

Garage

11'3 x 9'8

Fitted with a range of wall and base units. Plumbing for washing machine. Stainless steel sink with mixer tap and drainer. Space for dryer. Space for chest freezer. Power points. Lighting. Electric roller door. Integral door to ensuite shower room.

Gardens

The property benefits from a fully enclosed rear garden that is lined with various plants and benefits from fencing to the perimeter. The garden is comprised of various sections including a conventional laid to lawn area, a patio area ideal for outdoor seating, a gravelled area for ease of maintenance, and a pond surrounded by a plethora of plants that add life and colour to the garden space. The rear garden also features outdoor power, two outdoor taps found either side of the property, a garden shed providing outdoor storage space, and a greenhouse. The rear garden can be directly accessed by gates found either side of the property.

Two Driveways

Two paved driveways found either side of the property combining to provide off the road parking space for six vehicles.

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 C. Amount Payable 2025/26 - £2072.59.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

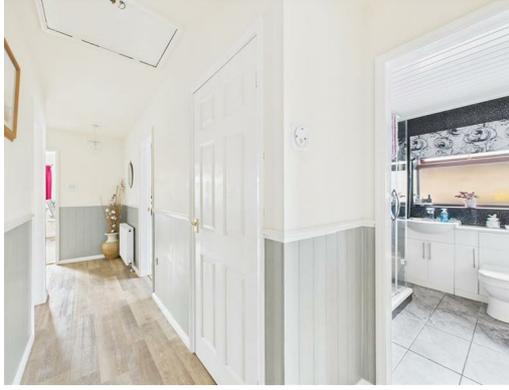
Opening Hours

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

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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^m
1038 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

From our Alford office head north along south market place until you reach the T-Junction at the church. Turn left at this junction and continue for 650m then turn right onto Tothby Lane. Continue on this road for 650m then turn right onto Dixon Drive. Continue on this road for 350m then turn left onto Dixon Drive. Continue for 150m and you will find the property on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			68
(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	

