



CHOICE PROPERTIES

Estate Agents

The Bungalow Alford Road,
Alford, LN13 9RB

Reduced To £225,000



Choice Properties welcome to the market this two bedroom detached bungalow. Situated in the popular Village of Huttoft. Set within mature gardens surrounding the property, offering ample off road parking along with a garage. Accommodation comprising entrance hall, lounge, dining room, kitchen/breakfast room, two double bedrooms and bathroom. Offered to the market chain free, this wonderful bungalow presents an excellent opportunity for those seeking a peaceful village lifestyle. Early internal viewing is strongly recommended to fully appreciate all that this home has to offer.

Offered CHAIN FREE, this two bedroom two reception room detached bungalow with accommodation comprising :

Entrance Hall

Loft hatch, picture rail, radiator.

Lounge

11'10 x 11'9

Double glazed window to front and side, electric fire, radiator.

Dining Room

11'10 x 11'10

Double glazed window to side, electric fire with decorative surround.

Kitchen / Breakfast Room

13'2 x 12'4

Double glazed windows to sides and rear, double glazed door to side opening to garden, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls, radiator.

Bedroom One

11'10 x 11'10

Double glazed window to front, radiator.

Bedroom Two

12' x 9'7

Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to rear, matching suite comprising low level w.c, pedestal wash hand basin, corner bath, built in storage cupboard, tiled walls.

Garden

Surrounding the property, mainly laid to lawn, fruit trees, flowers, trees and shrubs, metal shed, timber shed, pond, hedged surround.

Garage

Twin opening doors.

Driveway

Leading to garage providing off road parking space.

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 A.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 462277

Opening Hours

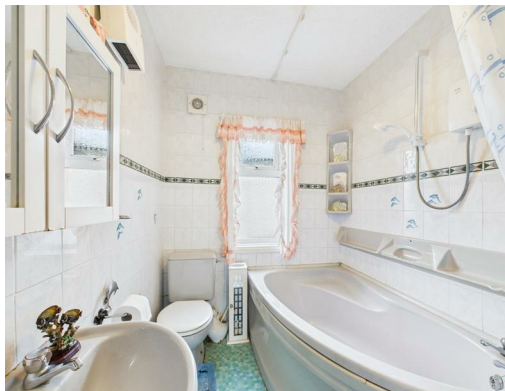
Opening hours - Mon-Fri 9am-5pm

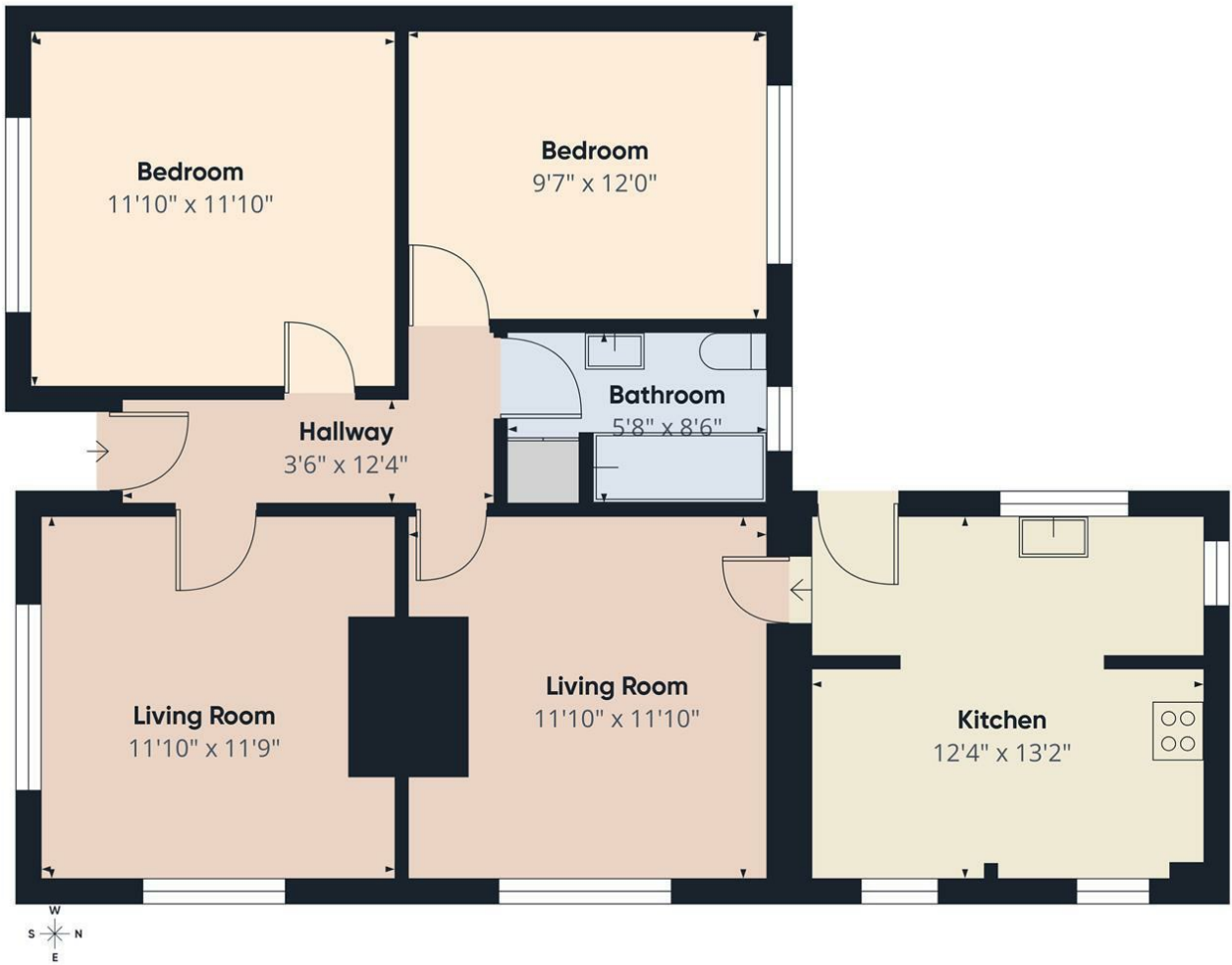
Saturday 9am-3pm.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.





Approximate total area^m
794 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.

GIRAFFE360

Directions

As you enter Huttoft Village from Alford, continue passed the garage and Alford Road can be found on the left hand side, the property is situated just up on the right hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | 16 | |
| 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 | |

