CHOICE PROPERTIES
Estate Agents

Hillcrest Smithy Lane, Alford, LN13 0HY

Asking Price £330,000

Choice Properties are delighted to offer this spacious four-bedroom detached bungalow, ideally situated in the popular and desirable village of Saleby, close to Alford. Offering generous and versatile accommodation, the property provides a welcoming entrance hall leading to a comfortable lounge featuring an attractive inset wood burner, an open-plan kitchen and conservatory creating a lovely sociable living space, useful utility room, four well-proportioned bedrooms and a modern family bathroom. Outside, the property continues to impress with gardens to both the front and rear, providing space to relax and enjoy the surroundings. A large driveway offers excellent off-road parking for several vehicles. A fantastic opportunity for those seeking a spacious bungalow in a sought-after village location. An internal viewing is highly recommended to fully appreciate what this property has to offer. Offered to the market chain free.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel: (01507) 462277 Email: alford@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman
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Spacious and well presented property with accommodation comprising :

Entrance Hall
Double glazed door and window to front, loft hatch, two radiators.

Lounge
16'9 x 12'10
Double glazed window to front, inset multi fuel burner with tiled surround, radiator.

Kitchen
10'2 x 14'9
Range of eye level and base units, inset sink with mixer tap and drainer, worktop space, space for appliances, open plan to :

Conservatory
14'9 x 10'3
Double glazed conservatory with double glazed French doors to rear opening to garden, hot and cold air conditioning.

Utility Room
Double glazed windows to side, double glazed door to side, double glazed French doors to rear, worktop space, space for appliances.

Bedroom One
13'9 x 10'9
Double glazed window to front, built in wardrobes, radiator.

Bedroom Two
18'4 x 8'4
Double glazed window to front, double glazed window to side, two radiators.

Bedroom Three
12' x 8'11
Double glazed window to rear, radiator.

Bedroom Four
14'6 x 10
Double glazed window to rear, radiator.

Bathroom
Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, spa bath with mixer tap, shower fitted above bath, glazed shower screen door, tiled walls, tiled floor, heated towel rail, airing cupboard.

Garden
Gardens to front and rear, mainly laid to lawn, patio area, raised decked area, two sheds, side access, flowers, trees and shrubs, fenced surround.

Driveway
Providing ample off road parking space.

Alford

Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth's Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

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

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.

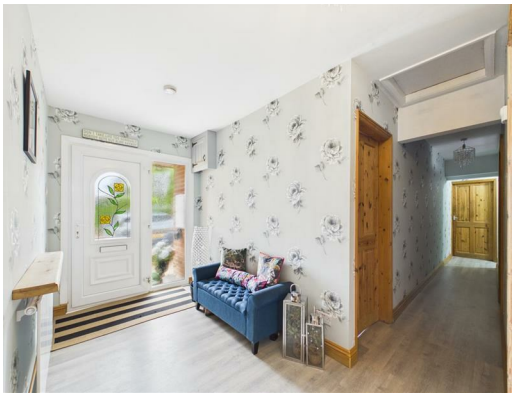
Opening Hours

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.



this kitchen is for dancing

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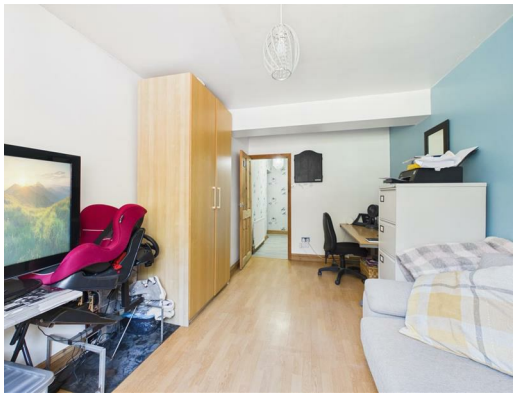

Approximate total area(1)

1338 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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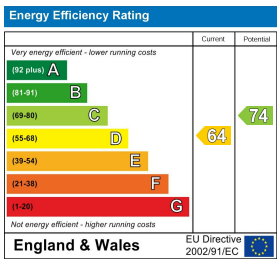
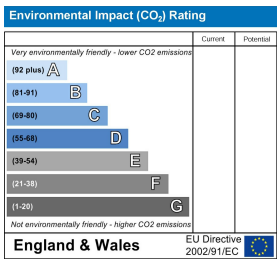
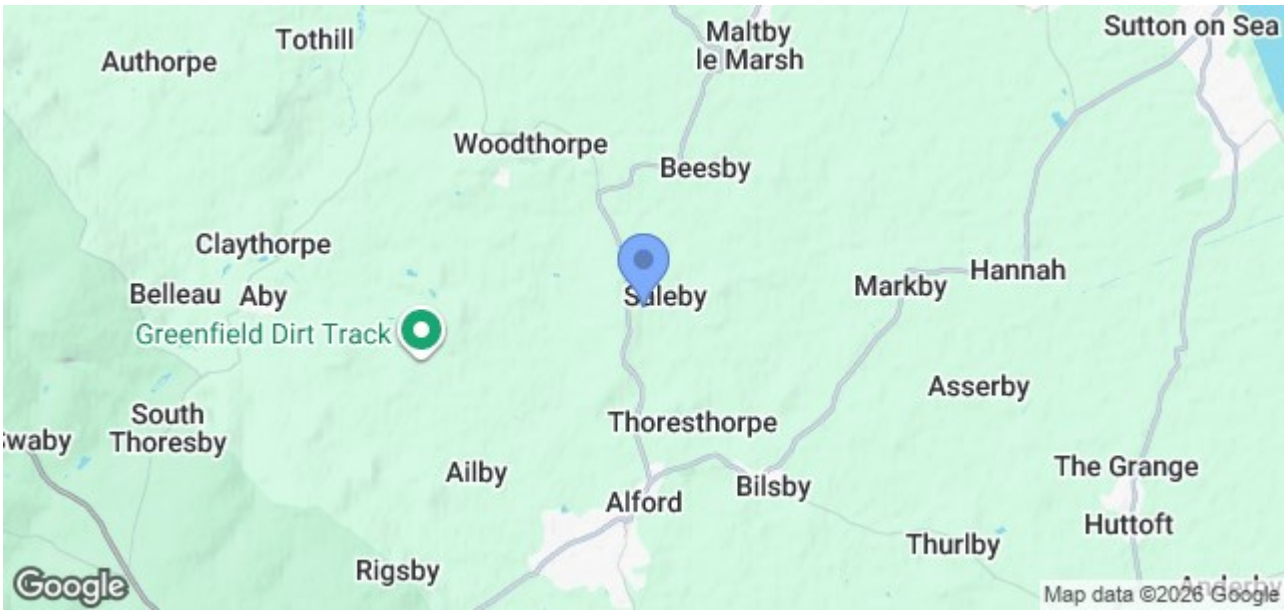
Directions

From our Alford office turn right onto East street, follow the road until Rose Lane follow the road and Hillcrest will be found on your right.