CHOICE PROPERTIES
Estate Agents

31 Tothby Lane, Alford, LN13 0AQ

Price £239,950

Choice Properties are delighted to present this most spacious three bedroom detached bungalow, occupying a pleasant position in the charming market town of Alford. Just moments away from the town centre and local amenities, the bungalow further benefits from driveway, garage and enclosed gardens. Early viewing is advised!

Benefitting from uPVC double glazing and gas central heating, this spacious accommodation comprises:

Double Opening uPVC Doors
Leading into:

Conservatory
6'11" x 15'7"
Radiator. uPVC door to:

Entrance Hall
12'5" x 3'4"
Radiator. Loft access. Telephone point. Thermostat controls. Cupboard housing the hot water cylinder.

Reception Room
16'4" x 12'4"
Light and airy reception room with gas fire set in feature surround with tiled hearth. TV aerial point. Radiator.

Kitchen
11'0" x 9'8"
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with taps over, plumbing for a washing machine, cooker point with extractor over, space for freestanding fridge and freezer. Part tiled walls. Radiator.

Porch
5'11" x 9'8"
Door leading to the garden.

Bedroom 1
15'3" x 9'8"
Spacious double bedroom. Radiator.

Bedroom 2
10'8" x 10'8"
Spacious double bedroom. Radiator.

Bedroom 3
12'5" x 10'2"
Spacious double bedroom. Radiator.

Bathroom
6'10" x 6'5"
Fitted with a white three piece bathroom suite comprising panelled bath tub with electric shower over and hand wash basin and wc set in vanity unit. Tiled walls. Radiator.

Driveway
Providing off street parking.

Garage
With up and over door.

Garden
The property is fronted by a small garden, laid to lawn, with a timber picket fence to the front. A concrete path leads to the front door.
To the rear of the property is an enclosed garden with timber fencing to the boundaries and an array of plants, shrubs and bushes.

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.

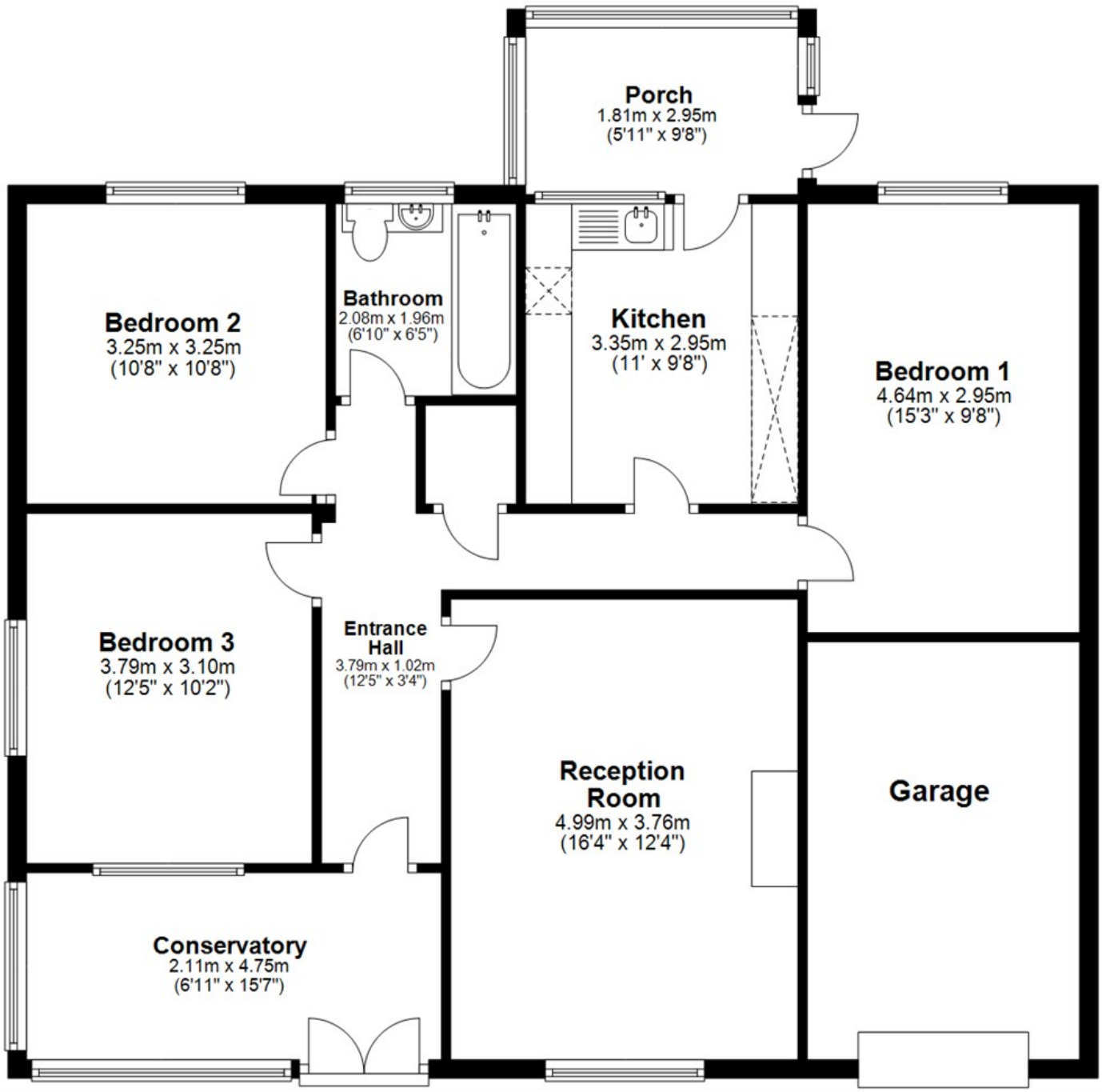
Viewing Arrangements
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

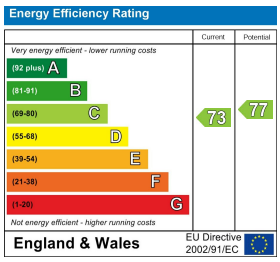
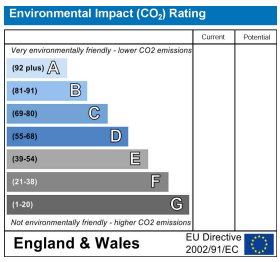
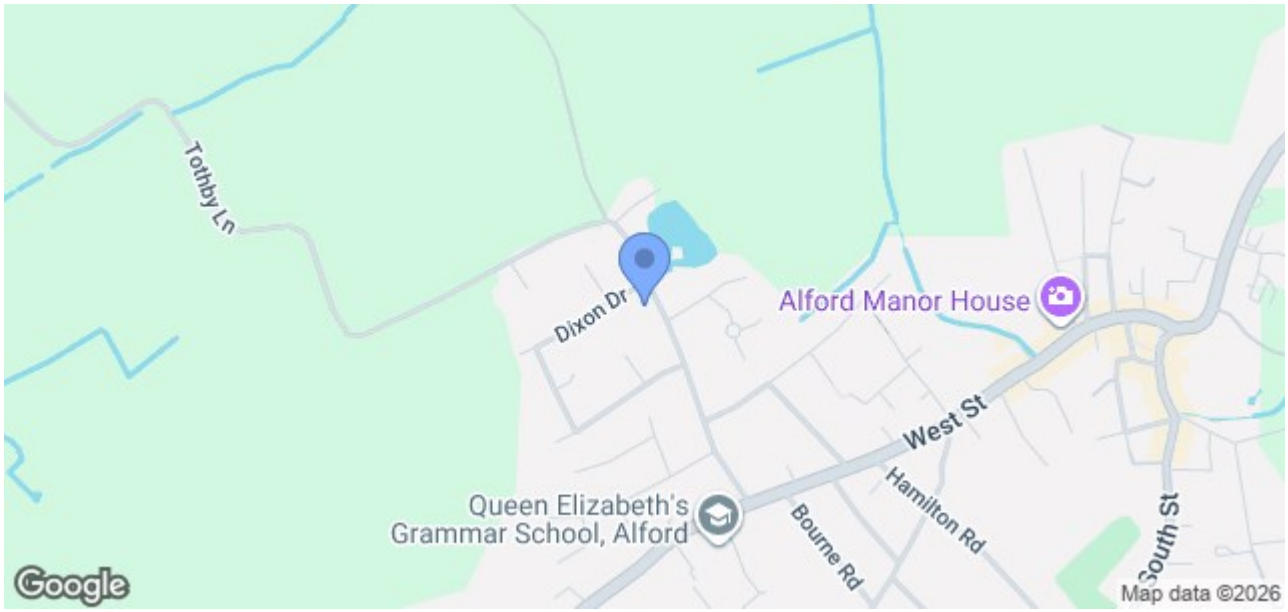
Opening Hours
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

Ground Floor



Directions

From our Alford office head North towards the Church. At the junction turn left onto High Street/West Street then continue on this road until just before the Police Station where you turn right into Tothby Lane. Continue on this road and number 31 can be found on the left hand side.