



# CHOICE PROPERTIES

*Estate Agents*

Restcote Hogsthorpe Road,  
Alford, LN13 9SD

Asking Price £240,000



Choice Properties are delighted to present this spacious three bedroom detached bungalow, ideally situated in the sought after village of Mumby. Offering generously proportioned accommodation throughout, the property comprises an inviting entrance hall, a bright and spacious lounge/dining room, a well appointed kitchen, a double glazed conservatory, three good sized bedrooms, and a shower room. Enjoying attractive open views across farmland to the rear, this charming home further benefits from well maintained gardens surrounding the property, a garage, and a gated driveway providing off-road parking. Early viewing is highly recommended to fully appreciate the space, setting, and potential this wonderful home has to offer.

## Spacious accommodation comprising :

### **Entrance Hall**

Built in storage cupboard, door to:

### **Lounge / Dining Room**

22'8 x 12'10

Double glazed window to front, decorative fire place, two radiators.

### **Inner Hall**

Loft hatch

### **Kitchen**

11'11 x 11'11

Double glazed window to rear and side, double glazed door to side opening to conservatory, range of eye level and base units, inset sink with mixer tap and worktop drainer, built in double oven, hob and extractor fan, built in washing machine, built in fridge, part tiled walls, tiled floor.

### **Conservatory**

13'7 x 8'10

Double glazed conservatory with double glazed windows to sides and rear, double glazed door to side, double glazed French doors to rear opening to garden, radiator, tiled floor.

### **Bedroom One**

15'5 x 13'1

Double glazed window to front and side, radiator.

### **Bedroom Two**

11'10 x 11'5

Double glazed window to rear, radiator.

### **Bedroom Three**

16'10 x 9'11

Double glazed window to rear, built in wardrobes, radiator.

### **Shower Room**

Obscure double glazed window to rear, suite comprising low level W.C, vanity wash hand basin with mixer tap, bidet, tiled shower cubicle, part tiled walls, tiled floor, built in storage cupboard, radiator.

### **Garage**

Up and over door, door to side, window to side, wall mounted boiler.

### **Driveway**

Gated driveway leading to garage, providing off road parking space.

### **Garden**

Surrounding the property, open views to the rear over farmlands, patio area, decked area, summer house, shed, flowers, trees and shrubs, pond, side access.

### **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 B

## **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.

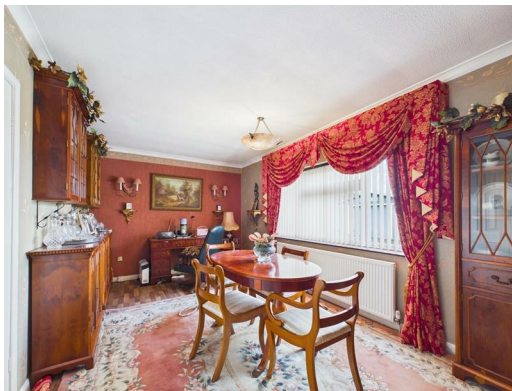
## **Opening Hours**

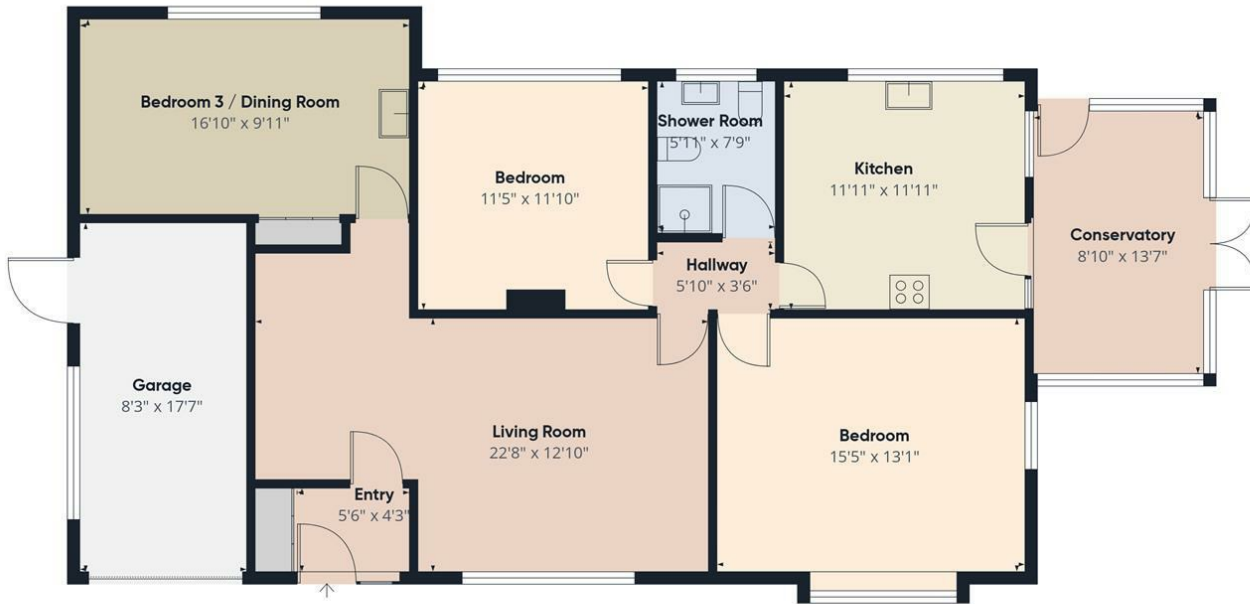
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

## **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.





Approximate total area<sup>m</sup>  
1336 ft<sup>2</sup>

(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

Use postcode of LN13 9SD to locate the property.

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	

