CHOICE PROPERTIES
ESTATE AGENTS

Dorvic Windmill Lane, Alford, LN13 9AA

Price £160,000

Choice Properties are pleased to offer for sale this spacious three bedroom semi detached house with NO UPPER CHAIN which has recently been redecorated and newly carpeted throughout and has the benefit of ample parking for three cars. The property is located in a secluded central location just off the market place.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea, Lincolnshire, LN12 2HB
Tel 01507 443777

The Property Ombudsman
naea | propertymark PROTECTED

Directors C.M.A. Bee, C.J. Bee, R.J. Houltby Reg No. 04839633

This spacious well laid out house has the advantage of Gas Central Heating and UPVC Double Glazing. The well laid out internal accommodation consists of:-

Front entrance door to:

Entrance Hall
6'3" x 4'5"
Staircase to the first floor landing. Radiator.

Lounge/Diner
20'3" x 11'6"
2 radiators. Electric fire. Telephone point. T.V. aerial point.

Kitchen
11'8" x 8'3"
Fitted base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and gas hob. Part tiled walls. Radiator. Door leading out to the rear garden.

Lobby
Internal door to the garage.

Landing
6'3" x 5'11"
Smoke alarm. Thermostat control for the central heating.

Bedroom 1
11'7" x 11'5"
Radiator. Fitted storage cupboard.

Bedroom 2
11'7" x 8'7"
Radiator. Access to the loft area.

Bedroom 3
11'9" x 8'3"
Radiator. Fitted wardrobes.

Shower Room
9'5" x 8'2"
With three piece white suite which consists of a large shower enclosure with mixer shower, pedestal wash hand basin and w.c. Radiator. Half tiled walls. Airing cupboard housing the gas combination boiler which supplies the central heating and hot water.

Driveway
Ample parking space

Garage
17'9" x 8'4"
Up and over garage door.

Gardens
To the front of the property is feature planting. To the side is access to the rear garden which is laid to lawn with flower borders.

Tenure
Freehold

Viewing Arrangements

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

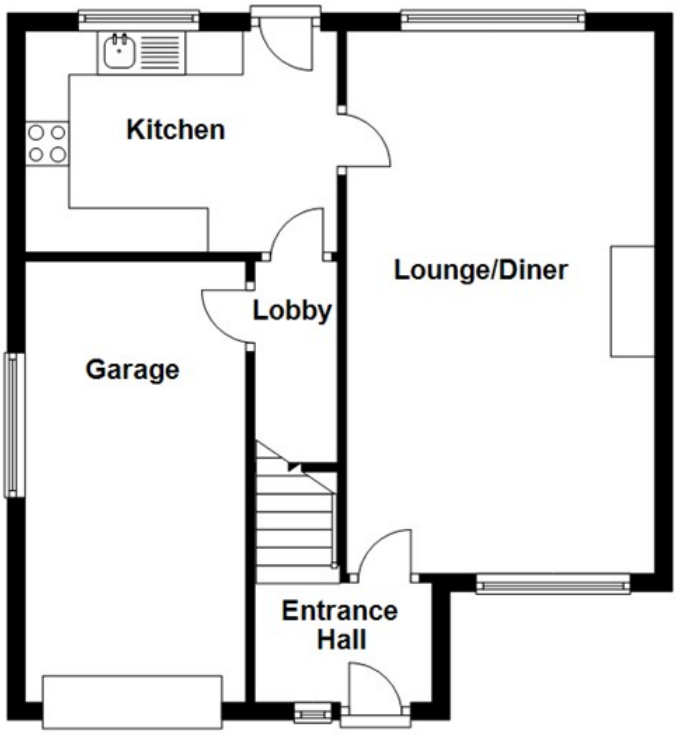
Making an offer

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.

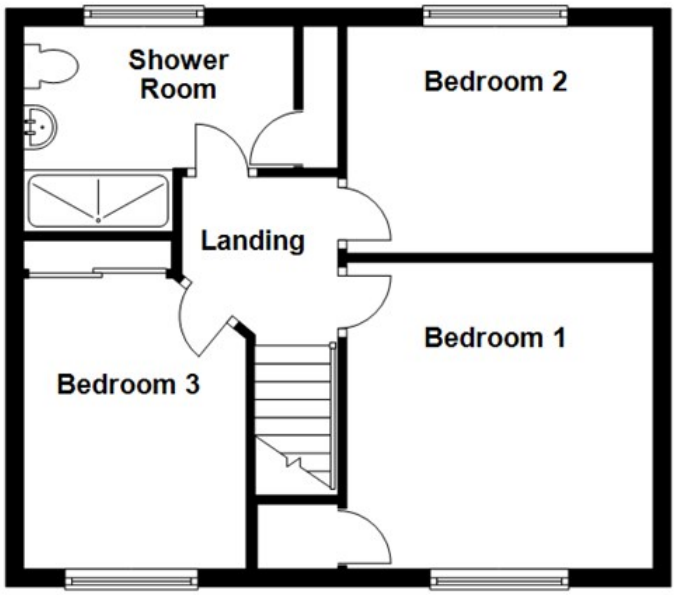
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

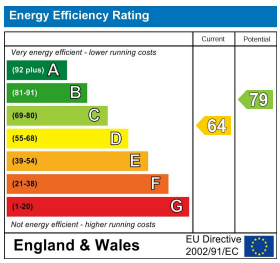
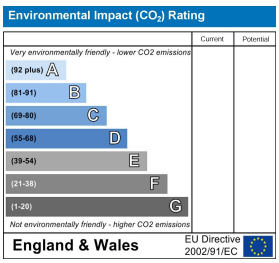
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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



First Floor



Directions

From our office turn left into the market place and then left again onto Windmill Lane. Dorvic can then be found on your right hand side.