



# CHOICE PROPERTIES

*Estate Agents*

5 Staveley Road,  
Alford, LN13 0PN

Fixed Asking Price £215,500



Choice Properties are delighted to offer for sale this stunning two bedroom detached bungalow, occupying a pleasant position in a quiet cul-de-sac close to the local amenities in the popular market town of Alford. Benefitting from off road parking, low maintenance gardens and a high quality finish throughout, early viewing is certainly advised!

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

### **Kitchen**

A composite front entrance door leads into the kitchen which is fitted with a range of stylish wall and base units with work surfaces over, ceramic sink unit and drainer with mixer tap, integrated oven and induction hob with extractor over, integrated dishwasher. Part tiled walls and tiled flooring.

### **Reception Room**

Light and airy reception room with bow window to the front aspect. TV aerial point. Two feature wall lights.

### **Hallway**

Built in storage cupboard. Doors to:

### **Bedroom 1**

Spacious double bedroom with fitted wardrobes.

### **Bedroom 2**

With double opening uPVC 'French' style patio doors leading to the garden.

### **Shower Room**

Fitted with a three piece suite comprising walk in shower enclosure, wash basin set in vanity unit and wc. Towel rail. Tiled walls.

### **Driveway**

The property is fronted by a resin driveway providing ample parking space and leading to the garage and car port.

### **Garage**

With up and over door to the front, pedestrian access door to the rear, power and lighting.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. This attractive, low maintenance garden is laid mostly to gravel with a resin border. As well as access to the garage, the garden additionally benefits from a large timber shed.

### **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.

### **Viewing Arrangements**

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

## **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

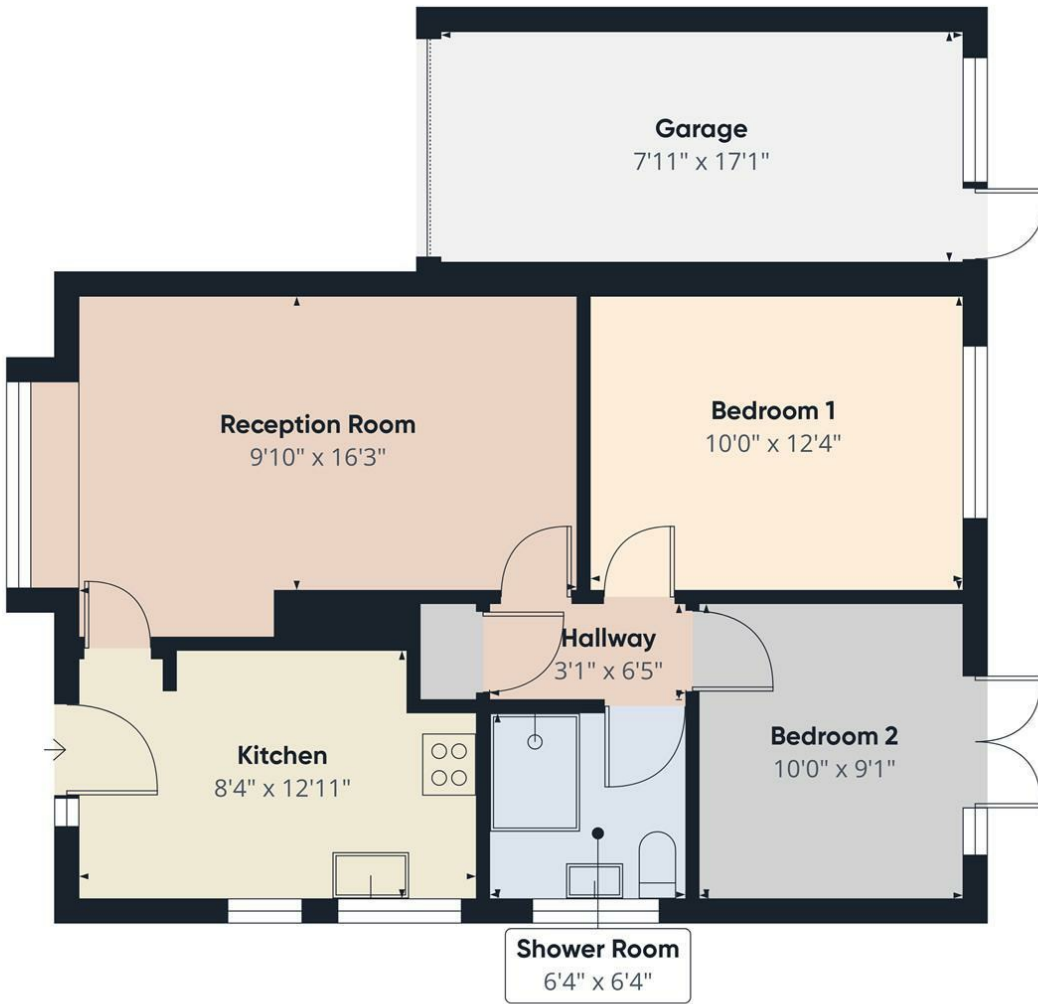
## **Making an Offer**

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<sup>(1)</sup>  
705 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.

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# Directions

From our Alford office head East towards the church. Turn left onto High Street/West Street then take your fifth right onto Tothby Lane before turning left into Coles Avenue. Then take the first right into Higgins Road and then first left into Staveley Road. Number 5 can then be found on your right-hand side.

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	71	79

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		

