



# CHOICE PROPERTIES

*Estate Agents*

61 Parsons Lane,  
Alford, LN13 9BD

Asking Price £179,950



Choice Properties are delighted to present this well-presented two-bedroom terraced home, ideally situated in the heart of Alford with convenient access to local shops, healthcare facilities, schools, and public transport links. The spacious accommodation includes an entrance into an open plan lounge/dining room, a modern kitchen/breakfast room, and a contemporary bathroom. To the first floor, the landing provides access to two generously sized bedrooms. Additional benefits include double glazing, a gas central heating system, a good-sized rear garden, and a driveway offering off-road parking. Early internal viewing is highly recommended to fully appreciate the space and location on offer.

## Spacious and well presented accommodation comprising :

### **Entrance**

Double glazed front door opening to:

### **Lounge / Dining Room**

26'6 x 12'5

Double glazed window to front, radiator, stairs to first floor landing, under stairs storage cupboard, radiator.

### **Inner Hall**

Obscure double glazed window to side.

### **Kitchen / Breakfast Room**

16'8 x 9'1

Double glazed window to rear, double glazed stable door to rear opening to garden, range of eye level and base units, Butler style sink with mixer tap and drainer, built in oven and hob, built in dishwasher, space for appliances, part tiled walls, tiled floor, breakfast bar, radiator.

### **Bathroom**

Obscure double glazed window to side, white suite comprising low level W.C, wash hand basin with mixer tap and tiled splash back, panelled bath, shower fitted above bath, tiled floor, radiator.

### **Landing**

Loft hatch, access to:

### **Bedroom One**

12'3 x 10'

Double glazed window to front, radiator.

### **Bedroom Two**

10'3 x 8'10

Double glazed window to rear, built in storage cupboard, radiator.

### **Garden**

Mainly laid to lawn, patio area, brick built store, shed, summer house with power and light, flowers, trees and shrubs.

### **Driveway**

Providing off road parking space.

### **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 A

## **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

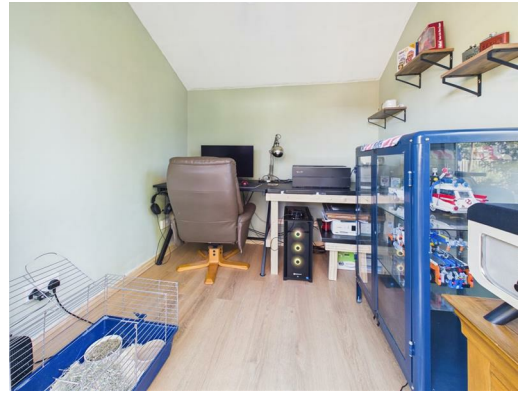
Saturday: 9am - 3pm

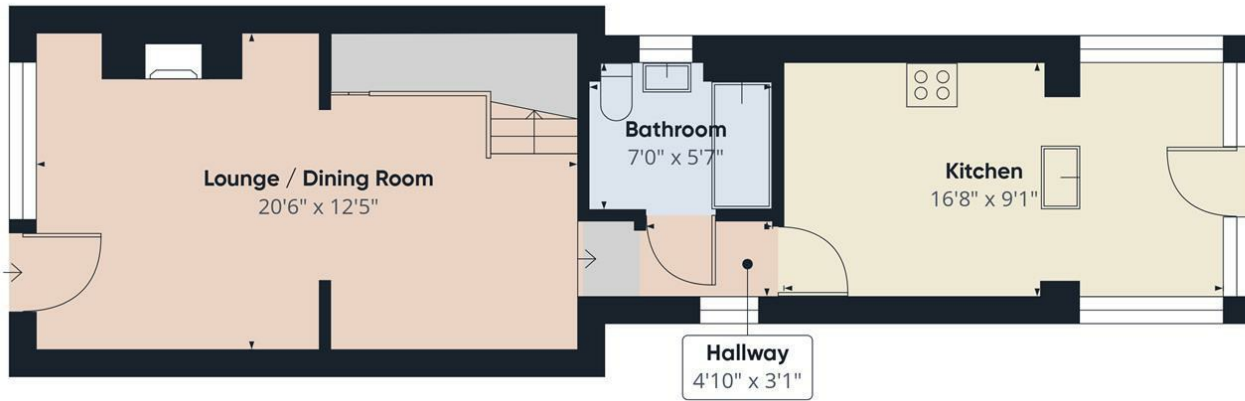
## **Viewing Arrangements**

Contact Choice Properties on 01507 462277

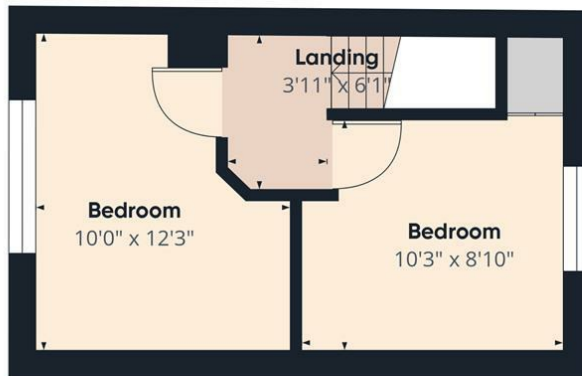
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

685 ft<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Exit the office in South Market Place to the right, continue along the road turning right into Hamilton Road, take the first left into Parsons Lane where the property can be found.

