CHOICE PROPERTIES

Estate Agents

The Curates Cottage Beesby Road, Markby, LN13 9QH

Reduced To £245,000

Choice Properties are delighted to present this spacious, two double bedroom detached bungalow, set in the peaceful village of Markby, Alford. The property offers easy access to local beaches, scenic countryside walks, and Alford town centre. Beautifully presented throughout, the bungalow features modern accommodation and is being offered to the market chain free. Enjoy the mature gardens that surround the home, along with a garage and driveway. An internal viewing is highly recommended to fully appreciate all that this property has to offer.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel: (01507) 462277 Email: alford@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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The Property Ombudsman
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Modern detached bungalow with mature gardens surrounding the property, internal accommodation comprising :

Entrance Hall
Double glazed door, built in storage cupboard, radiator.

Lounge
Double glazed sliding doors to rear opening to garden, feature fireplace, radiator.

Kitchen
Double glazed door to rear opening to garden, double glazed windows to rear and side, range of eye level and base units, stainless steel sink with mixer tap and drainer, space for appliances, extractor fan, radiator.

Inner Hall
Built in storage cupboard, loft hatch, radiator.

Bedroom One
Double glazed window to front and side, radiator.

Bedroom Two
Double glazed window to front and side, radiator.

Bathroom
Obscure double glazed window to front, white suite comprising low level w.c, vanity wash hand basin, panelled bath, tiled shower cubicle, tiled walls, tiled floor, radiator.

Outside Store
Obscure double glazed window to side, double glazed door, power and light.

Garden
Surrounding the property, mainly laid to lawn, flowers, trees and shrubs, patio area.

Garage
Twin opening doors, power and light.

Driveway
Leading to garage, 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

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.

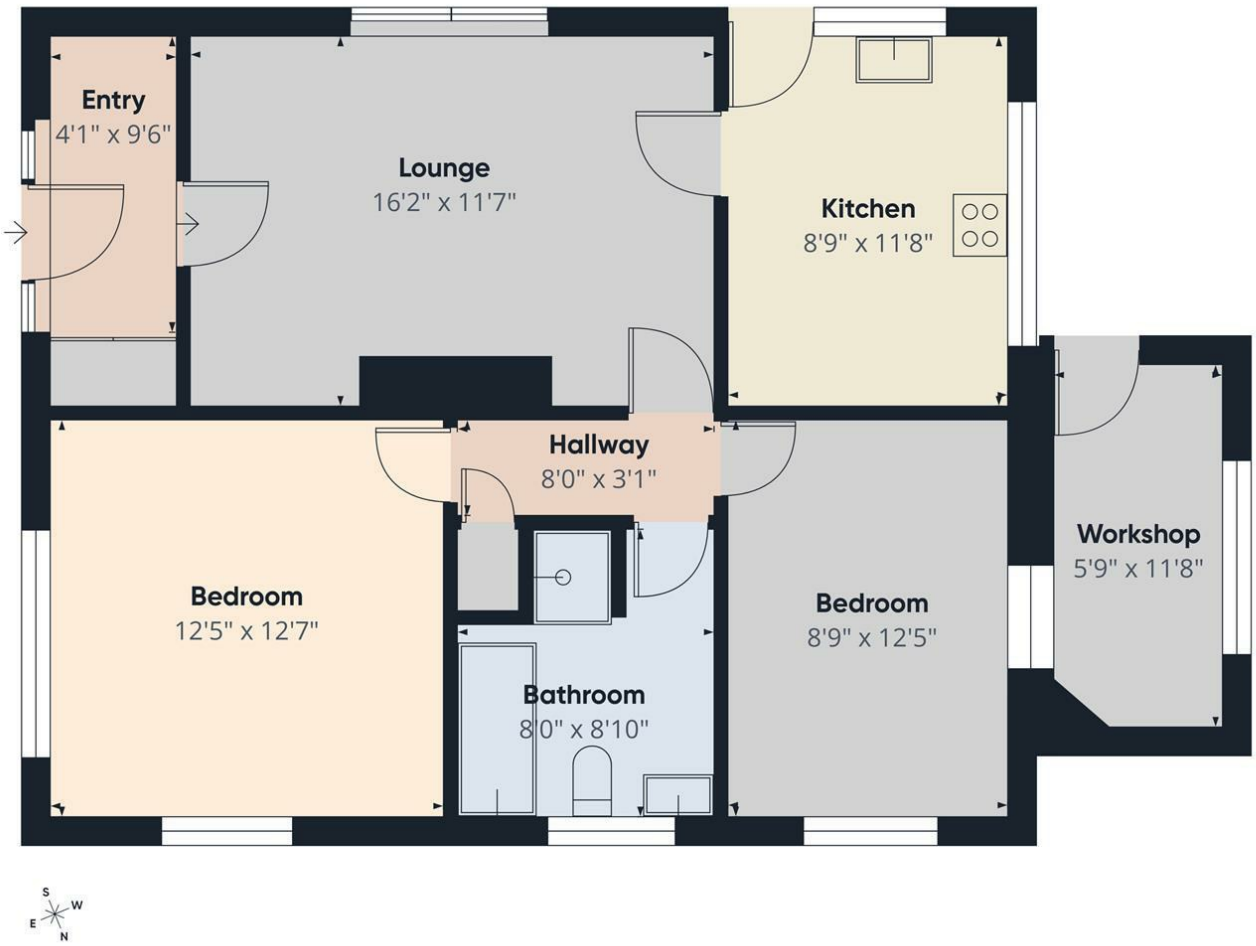
Opening Hours

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 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.



Approximate total area(1)

765 ft²

(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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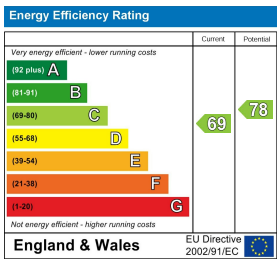
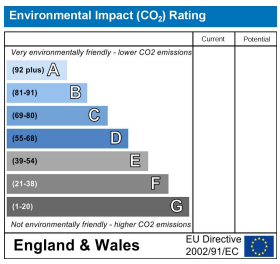
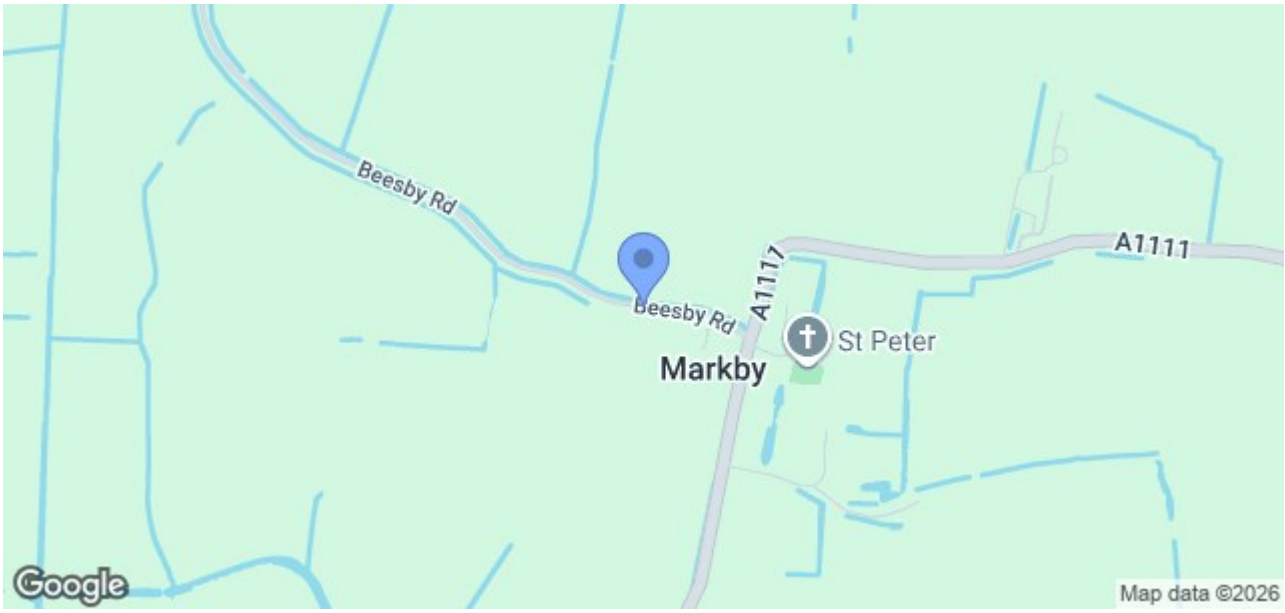
Directions

Please use the postcode LN13 9QH for satnav, where the property can be found.