CHOICE PROPERTIES

Estate Agents

3 Hanby Lane, Alford, LN13 9BN

Asking Price £250,000

Choice Properties are pleased to offer this spacious 3 bedroom, two reception room detached bungalow. Located in the heart of Alford and within walking distance to local shops, public transport and healthcare services. Accommodation comprising entrance hall, lounge, kitchen, dining room, three bedrooms and shower room. The property also benefits from gardens to front and rear, garage and driveway. An internal viewing is highly recommended, offered to the market CHAIN FREE.

Entrance Hall
Airing cupboard, loft hatch, radiator.

Lounge
16'2 x 11'10
Double glazed window to front, double glazed window to side, open fire, radiator.

Dining Room
11'9 x 8'3
Double glazed window to front, obscure window to side, built in storage cupboard, radiator.

Kitchen
11'9 x 9'6
Double glazed window to side, double glazed door to side, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls, radiator.

Bedroom One
11'10 x 9'10
Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two
11'9 x 9'4
Double glazed window to rear, built in wardrobes, radiator.

Bedroom Three
8'6 x 7'11
Double glazed window to side, radiator.

Shower Room
Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, shower cubicle, heated towel rail.

Garden
Mainly laid to lawn, backing to open fields, flowers, trees and shrubs, green house, side access.

Garage
Up and over door.

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 C

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 Arrangment

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(1)

917 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

Exit the office to the right, take the first left into Caroline Street, continue to the right into Hanby Lane where the property can be found on the left hand side.