CHOICE PROPERTIES
ESTATE AGENTS

# 8 Temple Close, Alford, LN13 0PT

## Price £219,950

Choice Properties are excited to present to you this most impressive, detached bungalow. Completely transformed by the current vendors, this beautiful home has been upgraded to the highest of standards. Featuring a new kitchen, bathroom and UPVC double glazing together with many other upgrades, this stunning abode is located in a most sought after quiet location. Viewing is highly recommended.

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

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

The Property Ombudsman
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Situated in the charming historic market town of Alford and ideally located between the beautiful Lincolnshire Wolds and the sandy beaches of the coast, this house is just perfect. With the added advantage of a newly fitted kitchen, bathroom, the addition of an en-suite and new double glazing throughout. The property also features new electrics, new soffits and fascias, new internal doors and additional bay windows extending both bedrooms. The property also benefits from newly fitted carpets and blinds which will be included in the sale.

## Entrance Hall
UPVC Double Glazed Entrance Door with attractive canopy over. Power points. Radiator. Telephone point. Airing cupboard. Loft access to roof space with pull down ladder.

## Lounge
14'10" x 10'4"
With bay window. Electric fire set in attractive marble fireplace. Radiator. Power points. T.V. Aerial point.

## Kitchen / Diner
13'1" x 9'0"
With fitted grey wall, base and drawer units with work surfaces over. 1 1/2 bowl sink unit and drainer with mixer tap. Eye level integrated electric double oven. Electric hob with extractor hood over. Integrated fridge/freezer and dishwasher. Integrated washing machine. Part-tiled walls. Recessed lighting. Radiator cover housing radiator. Boulderus Gas Boiler supplying central heating system. UPVC Double Glazed door leading to the secret side garden.

## Bedroom 1
11'8" x 8'8"
Box bay window. Fitted wardrobes incorporating shelving with part mirrored doors. Feature electric fire. Radiator. Power points. T.V. Aerial point. Switch for outside lighting.

## Bedroom 2
9'10" x 10'9"
Box bay window. Radiator. Power points. Switch for outside lighting. Door to Sun Room. Door to:-

## En-suite
With shower cubicle. Push button flush w.c. and wash hand basin with mixer tap. Heated towel radiator.

## Sun Room
UPVC Double Glazed Sun Room,. Radiator. Power points. Door to rear garden.

## Bathroom
With panelled bath with shower mixer tap. Wash hand basin with mixer tap and back to wall push button flush w.c. set in vanity unit with storage and drawers. Part-tiled walls. Victorian style radiator.

## Driveway

## Garage
With up and over door. Rear window. Electric lighting and power.

## Gardens
To the front of the property is a well tended open plan lawn featuring an attractive low level stone wall. The front garden also features a large graveled area which would be ideal for caravan standing, etc. A concrete driveway to the right hand side of the property gives access to the detached garage. Gated access to the left leads to a side garden which is both paved and gravelled for ease of maintenance and leads into the private garden which benefits from new fencing all around and exterior LED lighting. This is paved again for ease of maintenance and features a sunny patio area and attractive borders.

## Tenure
Freehold

## Council Tax Band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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. Gross Amount payable for 2019 is £1392.74.

## 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.

## Website
All details also available on our website www.choiceproperties.co.uk

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.

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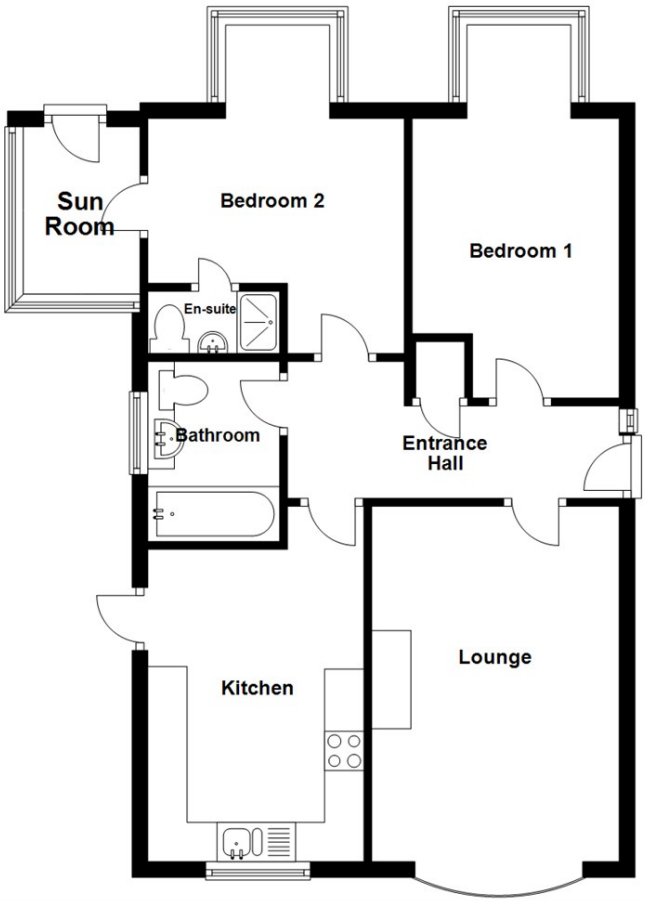
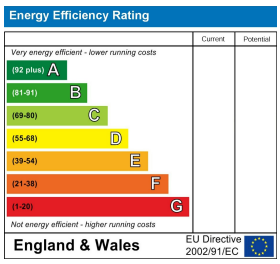
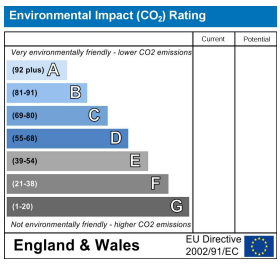
## Ground Floor



# 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 taking the second left into Robinson Avenue. At the bottom of Robinson Avenue take a right and then Temple Close can be found first right and number 8 is on the left hand side.