CHOICE PROPERTIES

Estate Agents

Lake View Bungalow Alford Road, Alford, LN13 0HU

Asking Price £375,000

Choice Properties are delighted to present this exciting opportunity to acquire a two-bedroom detached bungalow set within approximately 5.5 acres (STS) of land. Offering fantastic potential, this is an ideal project property for those looking to create their dream home or equestrian retreat. The grounds include 10 stables, a private garden, and a paddock to the rear, providing excellent scope for a variety of uses. The bungalow and land benefit from separate access, offering added flexibility and convenience. Available to the market with no onward chain, this unique property is located in the highly sought-after village of Thoresthorpe, near Alford. Early viewing is highly recommended to fully appreciate the potential and setting this rare opportunity has to offer.

Offered to the market chain free

Entrance Hall
Double glazed door to front, internal door, built in storage cupboard, two radiators.

Lounge
12'11 x 11'
Double glazed French doors to rear opening to garden, radiator.

Kitchen
12'7 x 11'
Double glazed window to front, range of eye level and base units, stainless steel sink with mixer tap and drainer, space for appliances, built in double oven and hob, part tiled walls, radiator.

Inner Hallway
Door to garage, side door open to lean-to.

Bedroom One
14'6 x 12'
Double glazed window to front and side, radiator, door to:

En-suite Shower Room
White suite comprising low level W.C, wash hand basin, tiled shower cubicle, tiled floor, radiator.

Bedroom Two
11'10 x 9'6
Double glazed French doors to rear opening to garden, radiator.

Bathroom
Obscure double glazed window to rear, Suite comprising pedestal wash hand basin with mixer tap, panelled bath, part tiled walls, radiator.

Separate W.C
Obscure double glazed window to rear, low level W.C, radiator.

Utility Room
Obscure double glazed window to rear, floor standing boiler, space for appliances, radiator.

Garage
Up and over door, internal access.

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

Driveway
Leading to garage, providing off road parking space.

Stables
10 Timber built stables.

Paddock
Situated to the rear of the property, separate entrance to the side of the property giving access to the land and stables.

Alford
Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth's Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

Tenure
Freehold

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.

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

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.

Approximate total area(1)

972 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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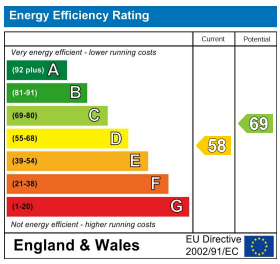
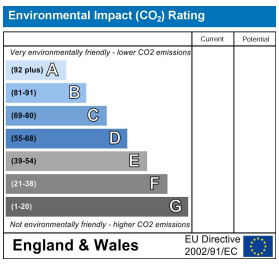
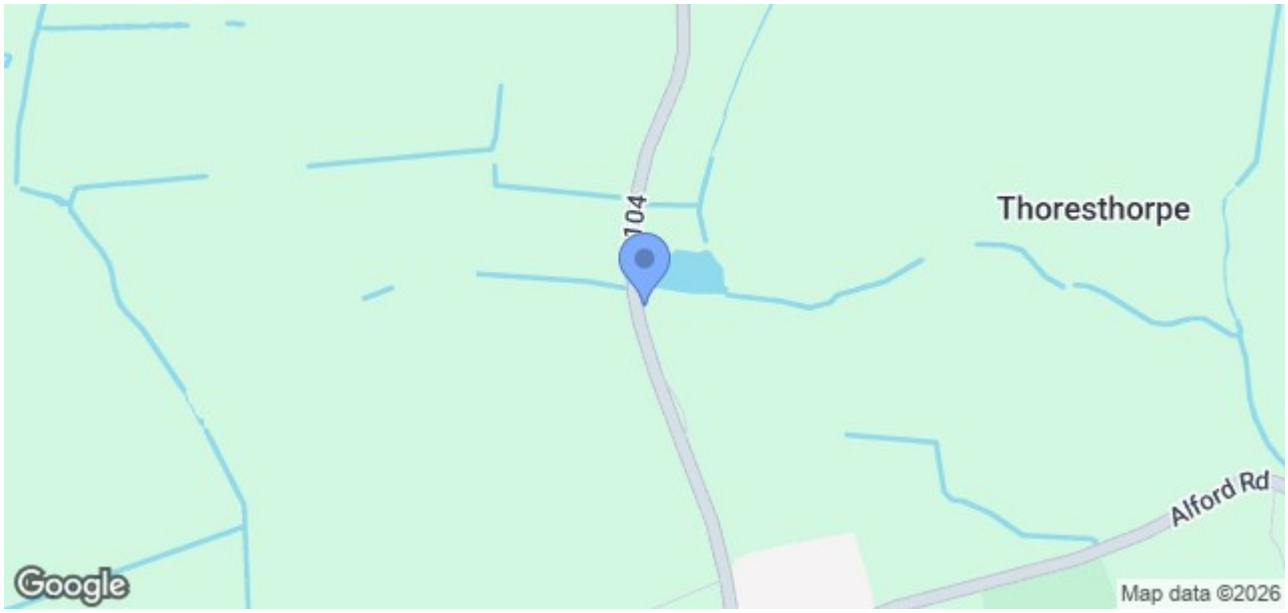
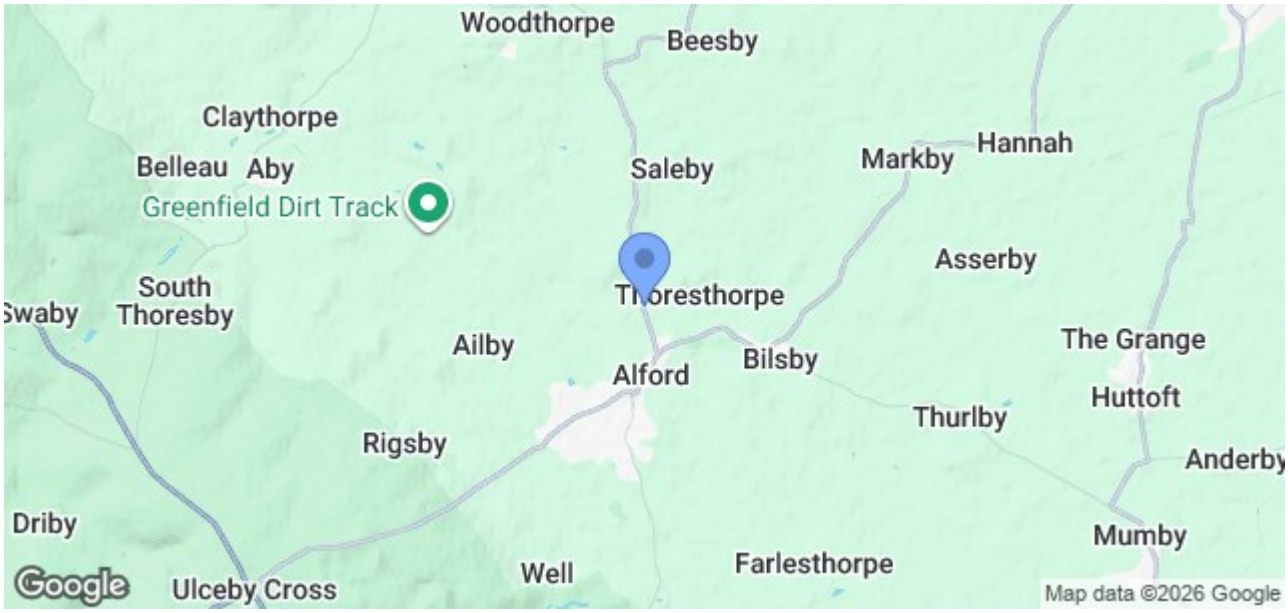
Directions

Please use postcode of LN13 0HU