



CHOICE PROPERTIES

Estate Agents

7 Staveley Road,
Alford, LN13 0PN

Offers Over £210,000



Choice Properties are pleased to offer this immaculate two bedroom detached bungalow. Modern and well presented accommodation comprising modern kitchen, lounge, modern bathroom and two double bedrooms. The property also benefits from double glazed windows, gas central heating system, gardens to front and rear, garage and driveway. Ideally located in Alford giving good access to local shops, buses, healthcare services and parks. An internal viewing is highly recommended.

Modern and well presented accommodation comprising :

Kitchen

12'10 x 7'8

Double glazed window to front and side, double glazed door to side, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in oven, hob and extractor fan, built in microwave oven, space for appliances, wall mounted boiler, radiator, tiled walls, tiled floor.

Lounge

16'3 x 11'11

Double glazed bay window to front, radiator.

Inner Hall

Loft hatch, access to:

Bedroom One

12'3 x 10'3

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two

9'5 x 8'8

Double glazed French doors to rear opening to rear garden, radiator.

Bathroom

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, glazed shower screen door, built in storage cupboard, heated towel rail, tiled walls, tiled floor.

Garden

Gravel garden to the front, side access to rear garden, mainly laid to lawn, decked area, shed with power, gravel, fenced surround.

Garage

17'1 x 7'11

Obscure double glazed window to rear, obscure double glazed door to rear opening to rear garden, up and over door, 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

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

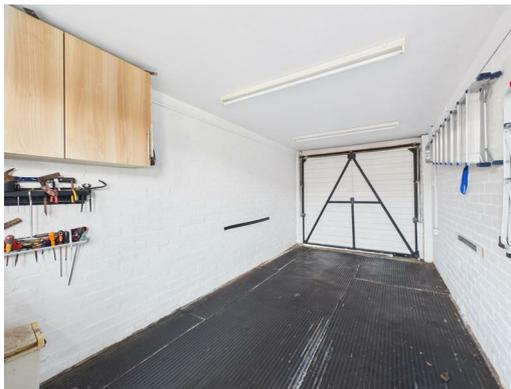
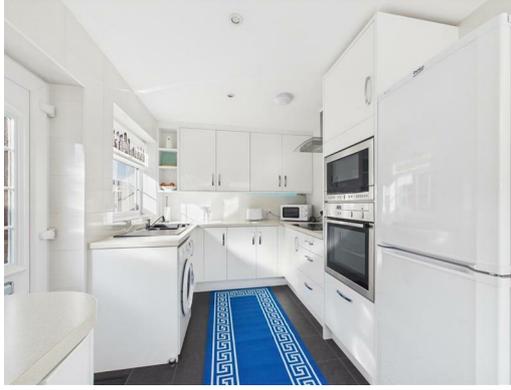
Monday - Friday: 9am - 5pm

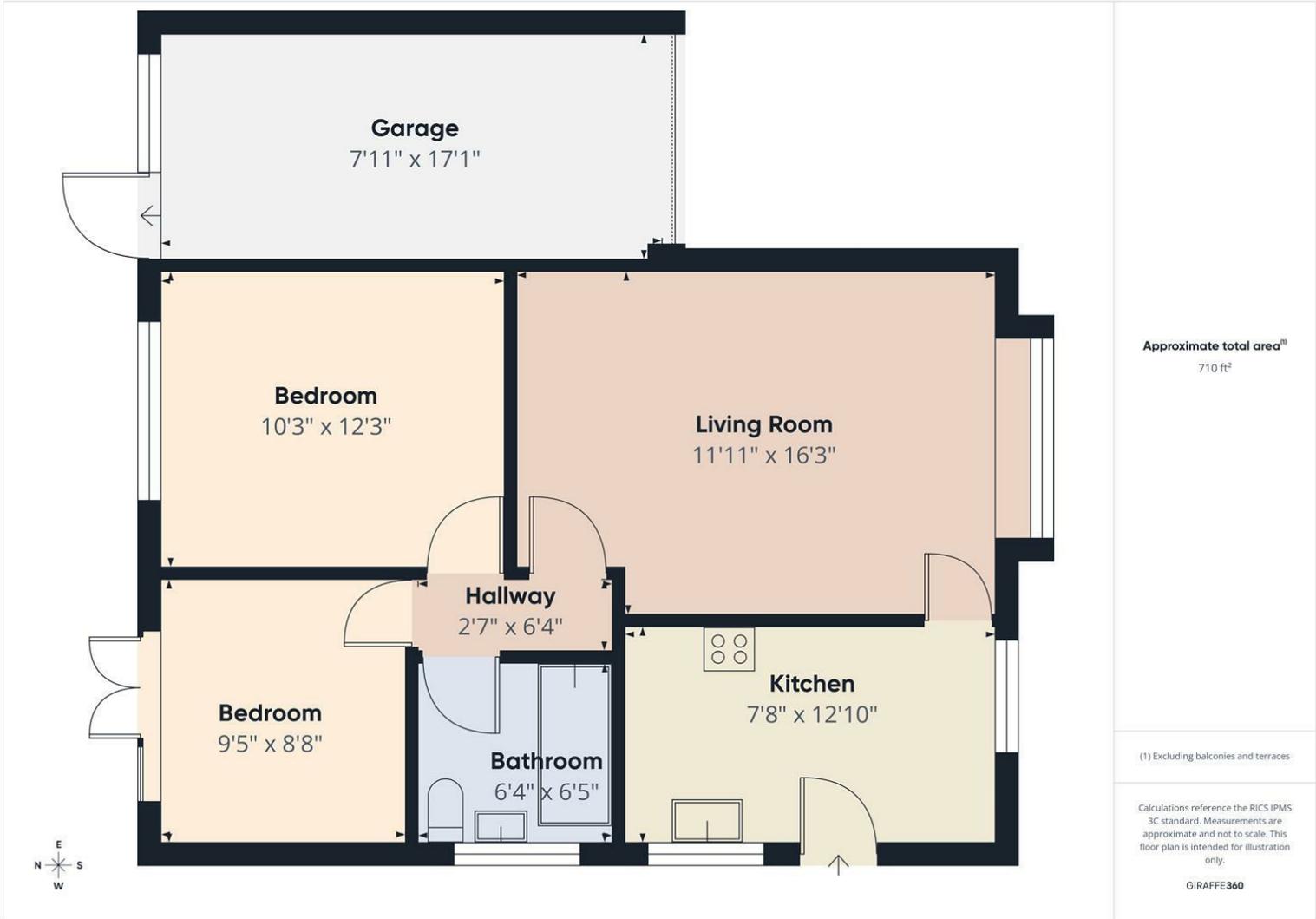
Saturday: 9am - 3pm

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.





Approximate total area^m
710 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 on South Market Place to the left, turn right onto High Street, continue and turn right into Tothby Lane, Take the first left, first right and Staveley Road can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

