CHOICE PROPERTIES

Estate Agents

51 Hamilton Road, Alford, LN13 9AY

Reduced To £249,950

WAS £275,000 NOW £249,950 Choice Properties are delighted to present this impressive two bedroom detached bungalow occupying a most sought after residential position in the historic market town of Alford. Offering generously proportioned rooms throughout, this property is ideally positioned for the local amenities. Early viewing is recommended.

The property has the benefit of Gas central heating and UPVC double glazing. Internally the spacious accommodation consists of :

Entrance Porch
Front uPVC entrance door. Door to:

Entrance Hall
Radiator. Door to:

Kitchen
9'9" x 13'0"
Fitted with wall and base units with work surfaces over. 1.5 bowl stainless steel sink unit and drainer. Plumbing for a washing machine. Integral fridge. Integrated four ring gas hob with extractor hood over and integrated oven and grill. Part tiled walls. Radiator. Power points.

Dining Room
10'11" x 11'11"
Spacious dining room with radiator, power points and telephone point.

Hallway
Loft access. Built in storage cupboard.

Reception Room
16'0" x 16'4"
Light and airy reception room benefitting from double windows to the front aspect. Gas fire set in feature surround. Power points. Radiators.

WC
Fitted with two piece suite comprising wc and wash hand basin. Wall mounted gas boiler.

Bedroom 1
11'11" x 11'0"
Spacious double bedroom. Radiator. Power points.

Bedroom 2
10'10" x 8'11"
Double bedroom. Radiator. Power points.

Shower Room
6'11" x 7'3"
Fitted with three piece bathroom suite comprising wash hand basin set in vanity unit, wc, and shower enclosure with shower over. Part tiled walls. Airing cupboard.

Driveway
Providing off street parking for multiple vehicles.

Garage
With double opening doors and power points.

Garden
To the rear of the property you will find a privately enclosed garden laid mostly to lawn. This stunning garden boasts a variety of colourful plants, fruit trees and shrubbery. At the bottom of the garden you will find a paved patio seating area benefitting from a timber summerhouse included in the sale.

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.

Viewing Arrangements

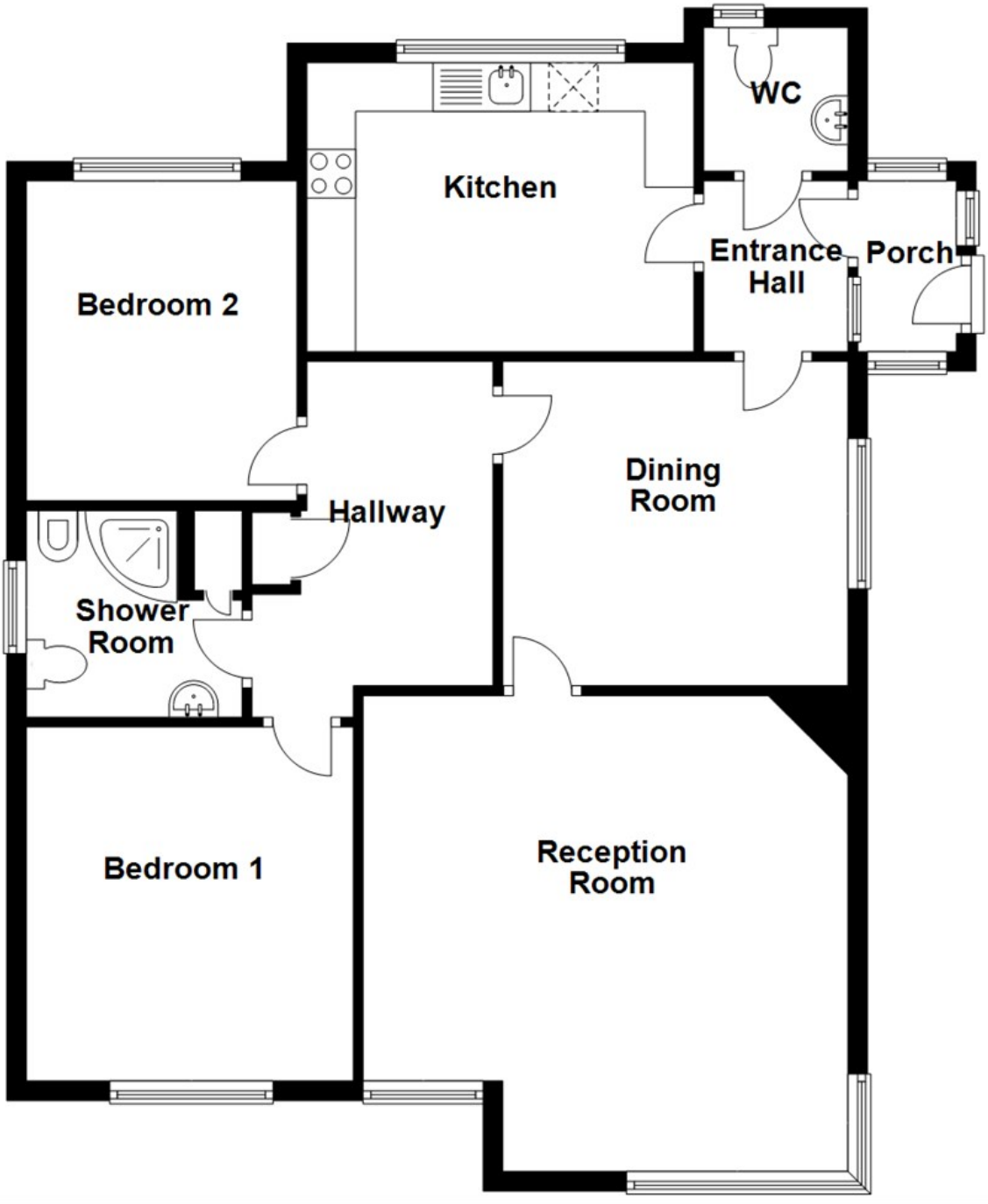
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

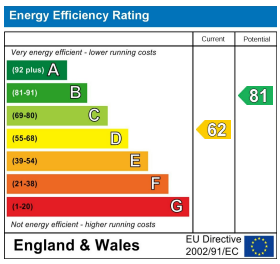
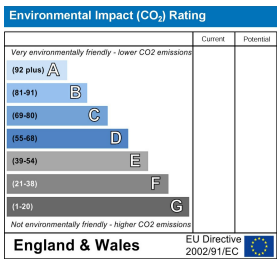
Making an Offer

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

Ground Floor



Directions

From our Alford office head towards the Church, at the junction turn left onto High Street/West Street then take your third left into Hamilton Road where you can find number 51 on your left hand side.