



# CHOICE PROPERTIES

## *Estate Agents*

57 Bridgeways,  
Alford, LN13 9DF

Price £169,950



Nestled in the charming area of Bridgeways, Alford, this modern semi-detached house offers a delightful living experience.

The house is very well presented, showcasing contemporary design and finishes that create a stylish atmosphere throughout. The modern kitchen and bathroom are designed to meet the needs of today's lifestyle, ensuring both functionality and comfort.

One of the standout features of this property is the convenience of two parking spaces located at the front, making it easy for residents and visitors alike. Additionally, the property comes with the remainder of the builder's warranty, offering peace of mind for potential buyers.

The property benefits from gas central heating and uPVC double glazing. Internally the well presented accommodation comprises:-

#### **Front entrance door to:**

##### **Kitchen**

Fitted wall and base units with work surfaces over. Integrated electric oven and gas hob plus microwave. Plumbing for washing machine. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Radiator. Smoke alarm. Electric consumer unit. Open plan leading through to the lounge.

##### **Cloakroom W.C.**

With w.c. and wash hand basin. Radiator.

##### **Lounge**

Radiator. Programmer and room thermostat controls for the downstairs heating. Double doors leading out to the rear patio and garden. Staircase to the first floor landing.

##### **Landing**

Airing cupboard housing the gas combination boiler which supplies the central heating and hot water. Access to loft area. Smoke alarm.

##### **Bedroom 1**

Radiator. Fitted wardrobes. Programmer and thermostat controls for the upstairs heating.

##### **Bedroom 2**

Radiator. Fitted wardrobes with sliding mirrored doors.

##### **Bathroom**

With three piece white bathroom suite which consists of a panelled bath with mixer shower and screen over, wash hand basin and w.c. Part tiled walls. Radiator. Electric shaver point. Extractor fan.

##### **Driveway**

Located to the front of the property with parking allocation for two cars.

##### **Gardens**

To the front is a small gravelled garden area, to the side is gated access to the enclosed rear garden which has a paved patio area and artificial grass.

##### **Tenure**

Freehold

##### **Council Tax**

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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

### **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 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.

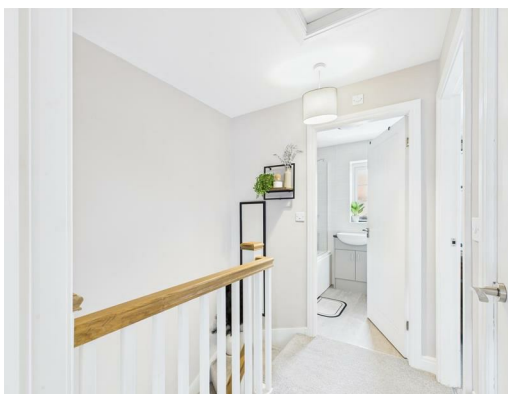
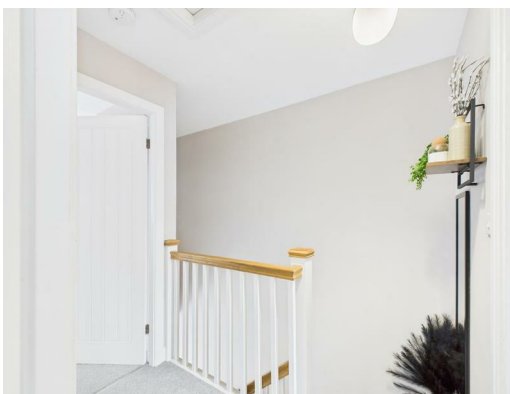
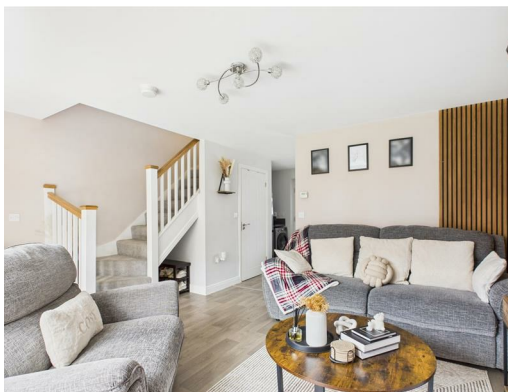
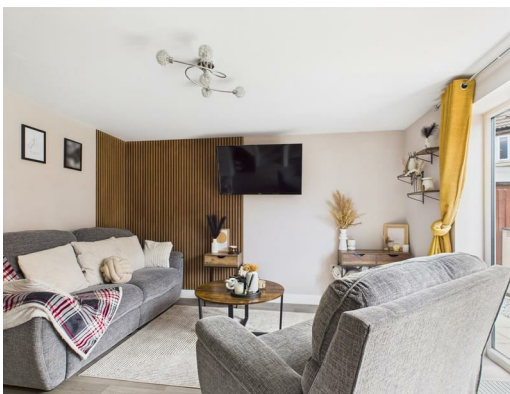
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Additional information**

Please note this development has an additional service charge. Please contact for more information.

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.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

600 ft<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Directions

From our Alford office head south along south street and follow this road until you reach Bridgeways. Continue to the end of the road and number 57 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			83
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

