CHOICE PROPERTIES

Estate Agents

Carisbrooke Thurlby Road, Alford, LN13 9JJ

Asking Price £199,950

The Bungalow with a hidden gem ! Choice Properties are delighted to present this charming two-bedroom detached bungalow, ideally situated in the sought-after village of Bilsby and enjoying outstanding open views. The spacious and well-maintained accommodation comprises an entrance hall, a generous lounge, a kitchen/dining room, two double bedrooms, and a family bathroom. Externally, the property benefits from a garage, driveway, front garden, and an attractive rear garden. Beyond the rear garden lies a wonderful hidden gem – a secret garden offering additional outdoor space and a peaceful retreat to enjoy the surrounding countryside. Early viewing is highly recommended to fully appreciate all that this unique property has to offer. Offered to the market with no onward chain.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel: (01507) 462277 Email: alford@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman
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Two bedroom detached bungalow with accommodation comprising :

Entrance Hall
Airing cupboard, radiator.

Lounge
14'10 x 11'4
Double glazed window to front and side, gas fire, two radiators.

Kitchen / Dining Room
19'11 x 9'5
Double glazed window to front and side, double glazed door to side opening to garden, range of eye level and base units, stainless steel sink, space for appliances, part tiled walls.

Bedroom One
12'9 x 10'3
Double glazed window to rear, radiator.

Bedroom Two
12'1 x 7'10
Double glazed window to rear, radiator.

Bathroom
Obscure double glazed window to side, white suite comprising low level W.C, pedestal wash hand basin, panelled bath, shower fitted above bath, tiled walls, radiator.

Garage
Up and over door, double glazed window to rear, door to side, power and light.

Driveway
Leading to garage, providing off road parking space.

Garden
Mainly laid to lawn, flowers, trees and shrubs, side access, views over farmlands.

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

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

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.

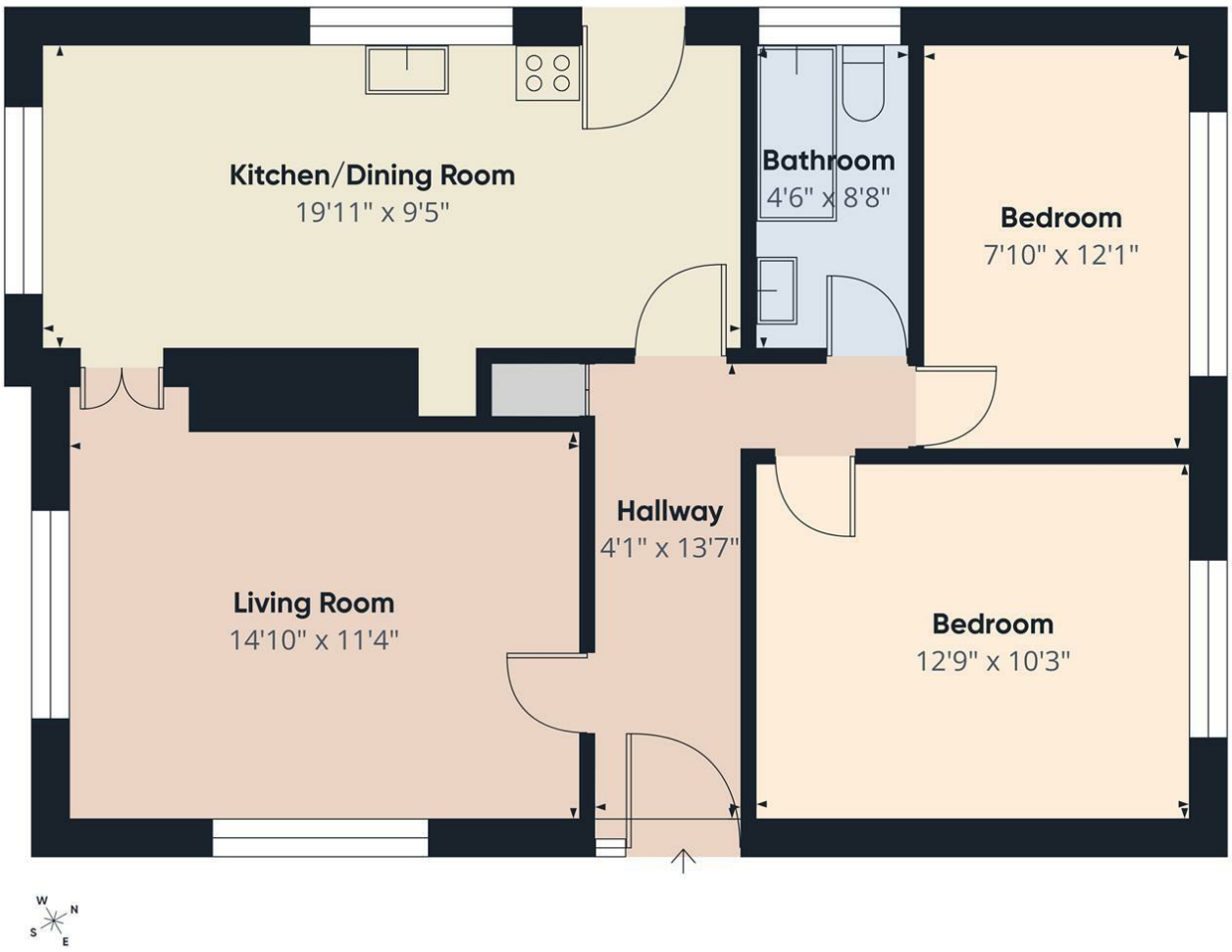
Opening Hours

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(1)

711 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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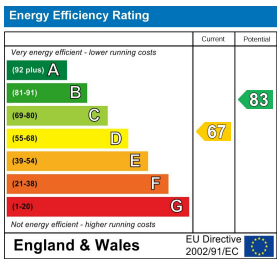
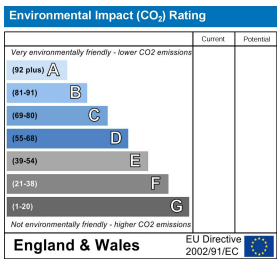
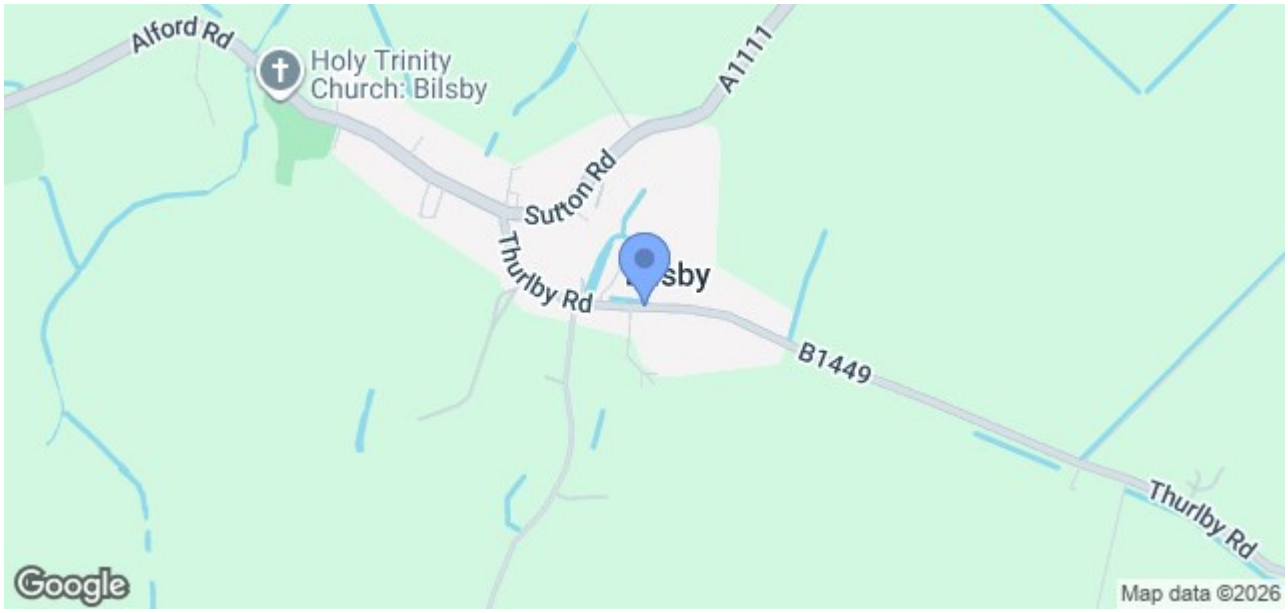
Directions

Please use postcode of LN13 9JJ to locate the property.