CHOICE PROPERTIES
Estate Agents

1 Rawnsley Close, Alford, LN13 9PZ

Reduced To £284,000

Nestled in the charming area of Rawnsley Close, Alford, this spacious four bedroom detached house offers a perfect blend of comfort and convenience.

The house boasts private mature gardens, providing a serene outdoor space for relaxation and enjoyment. These gardens are perfect for gardening enthusiasts or simply for unwinding in a tranquil setting. Additionally, the inclusion of a study allows for a dedicated workspace, catering to the needs of modern living, whether for remote work or personal projects.

Situated conveniently for access to the town, this property ensures that essential amenities, shops, and local services are just a short distance away.

The property has the benefit of Gas fired central heating and UPVC double glazed windows and doors. Internally the well laid out internal accommodation consists of:

Front entrance door to:

Entrance Hallway
Radiator. Staircase to first floor landing.

Living Room
Wood burner set in feature tiled surround. Radiator. Double opening doors leading out to the rear garden.

Kitchen/Diner
Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Radiator. Space for range oven and American style fridge/freezer. Gas boiler which supplies the central heating and hot water.

Side Hall
Tiled floor. Door leading out to the rear garden. Open plan leading through to;

Utility Room
Fitted kitchen units with work surfaces over. Stainless steel sink unit and drainer.

Study
Radiator.

Shower Room
Three piece suite which consists of a shower enclosure with mixer shower, wash hand basin and w.c. Towel rail. Fully tiled walls. Tiled floor. Extractor fan.

Landing
Loft access.

Bedroom 1
Radiator.

Bedroom 2
Radiator.

Bedroom 3
Radiator.

Bedroom 4
Radiator.

Bathroom
'Spa' bath with electric shower over. Wash hand basin. Fully tiled walls. Tiled floor. Towel rail. Airing cupboard housing the hot water cylinder with immersion heater.

Separate W.C.
W.C. Extractor fan. Fully tiled walls.

Driveway
Double width driveway to the front.

Gardens
To the front of the property is a lawned garden with feature planting. To the rear is a privately enclosed garden which is also laid to lawn with mature planting. Paved patio area. Summerhouse. Timber shed.

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

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

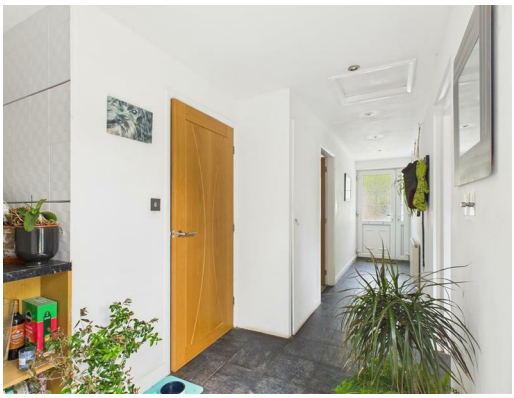
Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

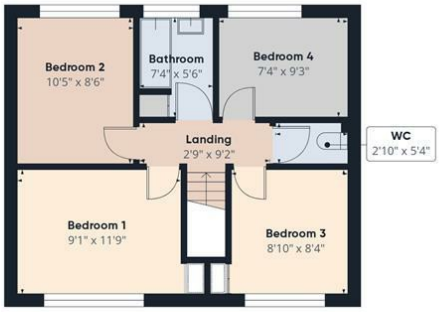
Making an offer

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.

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(1)

1318 ft^2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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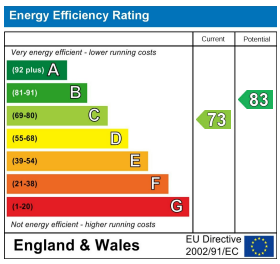
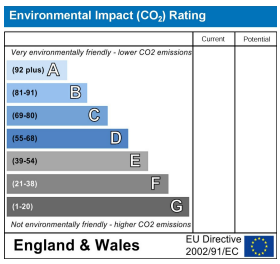
Directions

From our Alford office head South along South Street then take your fifth left into Farlesthorpe Road. Rawnsley Close is on your left hand side and number 1 can be found on your left.