CHOICE PROPERTIES
Estate Agents

35 Chauntry Road, Alford, LN13 9HJ

Asking Price £250,000

Choice Properties are delighted to bring to market this charming three bedroom detached bungalow situated on Chauntry Road located in the historic market town of Alford. The property features an open plan kitchen/living/dining room, utility room, private garden, double garage, and driveway and has disabled accessibility throughout. Being sold with all carpets, curtains, fixtures, and fittings included and with no onward chain, early viewing is highly advised.

With the added benefit of gas central heating and disabled accessibility throughout, the low maintenance and well proportioned internal living accommodation comprises:-

Hallway
26'2 x 4'2
With UVPC entrance door. Two large storage cupboards with fitted shelving one housing the hot water tank and programmable thermostat. Radiator. Power points. Internal doors to all rooms.

Kitchen/Living/Dining Room
12'6 x 20'0
Fitted with handmade hardwood wall and base units with worksurfaces over. Four ring gas hob with pull out extractor over. One and a half bowl stainless steel sink with mixer tap and drainer. Spot lighting in the kitchen area. Space for raised fridge freezer. Part tiled walls. Dual aspect UVPC windows over looking the garden. UVPC sliding door to garden. Gas fireplace with stone hearth and surround. Fitted shelving. Tv aerial point. Thermostat. Radiator. Power points.

Utility
6'0 x 11'9
Fitted with wall mounted storage units and fitted shelving. One bowl stainless steel sink with drainer and single taps. Plumbing for washing machine. Space for large chest freezer. Part tiled walls. Edwardian clothes airer. Sliding door to hallway. UVPC window to rear aspect. UVPC door with ramp and handrail access to the garden.

Bedroom 1
11'10 x 11'10
Double bedroom with large fitted wardrobe providing ample storage. UVPC window to front aspect. Radiator. Power points. Door to:-

Ensuite
9'9 x 5'9
Fitted with a three piece suite comprising of panelled bath with single taps, wash hand basin set over vanity unit with single taps, and a Japanese style w.c. Large fitted storage unit. Part tiled walls. Electric shaver point. Radiator. UVPC window to side aspect.

Bedroom 2
10'9" x 8'11" excluding fitted wardrobe
Double bedroom with large fitted wardrobe with bifold doors that is designed to house a foldaway bed which is included in the sale. Fitted fold out desk. Radiator. Power points. UVPC window to front aspect.

Bedroom 3
9'1" x 10'9" excluding fitted wardrobe
Double bedroom with large fitted wardrobe with bifold doors that is designed to house a foldaway bed which is included in the sale, fitted shelving, and a large fitted desk. Radiator. Power points. Telephone point. UVPC window to side aspect.

Bathroom
9'10 x 3'0
Fitted with a 3 piece suite comprising shower cubicle with disability rails and a seat, wall mounted wash hand basin with single taps, and a push flush w.c. Part tiled walls. Wall mounted vanity unit with mirror over. Radiator. Electric shaver point. Extractor.

Enclosed Patio
5'6 x 9'2
With UVPC sliding door to garden and hardwood pedestrian door to garage. Power points.

Garage
16'1 x 18'11
Spacious double garage fitted with power and lighting and two electric up and over garage doors with remote control operation. Worcester gas boiler. Consumer unit. Edwardian drying rack. UVPC window to rear aspect.

Garden
To the rear of the property is a private, secure, fully enclosed south facing garden which benefits from receiving the sun for the entirety of the day. The garden is mostly laid to lawn but does feature a brick paved patio area ideal for outdoor seating. The garden features a variety of mature plants and shrubbery which adds a plethora of colour to the garden bringing it to life. The property also boasts a small laid to lawn garden area to the front adjacent to the driveway.

Driveway
Brick paved driveway providing off the road parking space for up to two vehicles.

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

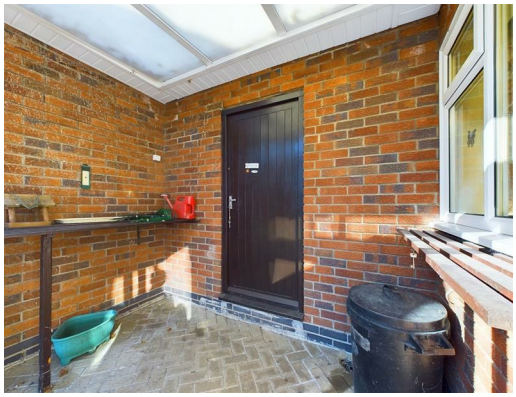
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C. Amount Payable 2024/25 - £1993.47

Viewing Arrangments
Viewing by Appointment through Choice Properties - Alford 01507 462277

Opening Hours
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

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.



Approximate total area(1)

1393.91 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 are based on RICS IPMS 3C standard.

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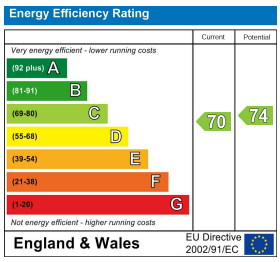
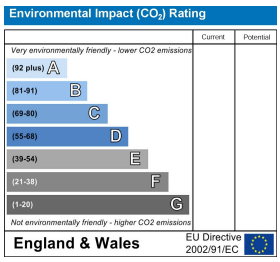
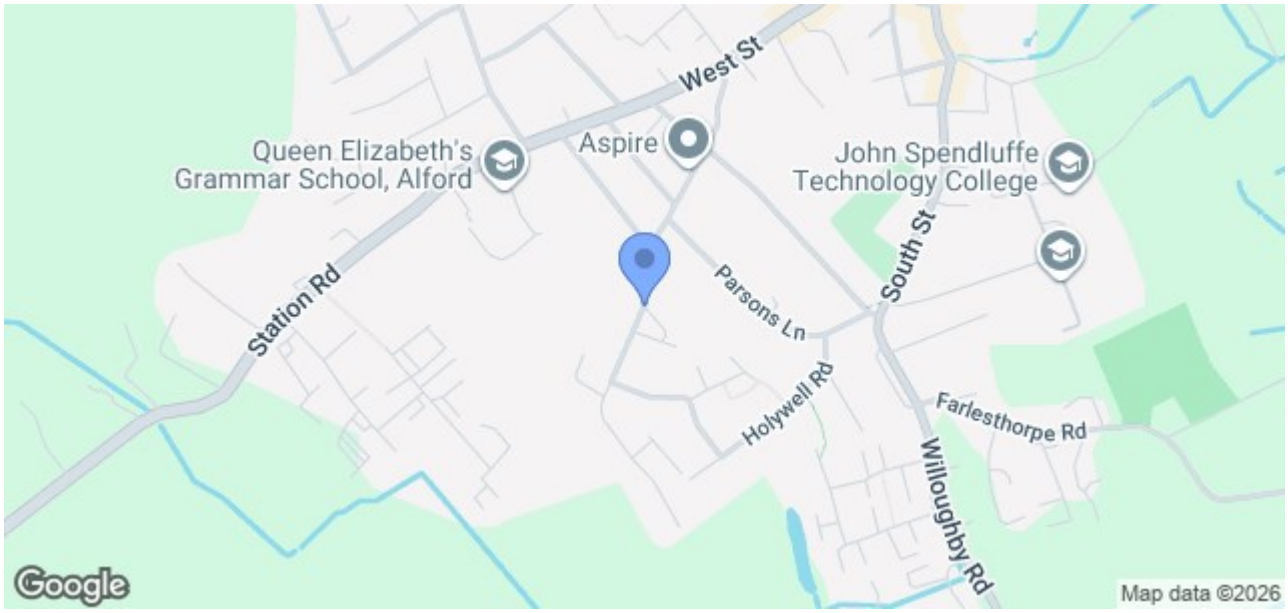
Directions

From our Alford office head South along South Street for 400m then turn right onto Hamilton Road and immediately left onto Parsons Lane. Continue for 300m then at the T-junction turn left onto Chauntry Road and you will find No. 35 immediately on your left.