



# CHOICE PROPERTIES

*Estate Agents*

Old Hexthorpe Pinfold Lane,  
Beesby, Alford, LN13 0JG **Price £695,000**



It is a pleasure for Choice Properties to offer for sale this most spacious and impressive four bedroom (one en-suite) detached bungalow occupying a pleasant position in the sought after village of Beesby, just a short drive from the popular market town of Alford and seaside resort of Mablethorpe. Having been extended and renovated to a high standard throughout by the current vendors, this stunning property boasts ample living space and stands proudly in grounds of approximately 1.5 acres (sts) with a large garden, paddock to the rear and detached double garage. Early viewing is certainly advised to appreciate this super property!

Benefitting from new radiators in the front of the bungalow and under floor heating in the rear of the bungalow, both powered by an air source heat pump, a full re-wire and uPVC double glazing throughout, this stylish internal accommodation comprises:

#### **Entrance Porch**

11'4" x 6'10"

Composite entrance door. Dual aspect windows. Triple glazed Velux window. Radiator.

#### **Hallway**

16'4" x 8'0"

Tiled flooring. Radiator. Loft access. Thermostat controls. Doors to:

#### **WC**

7'4" x 2'8"

Fitted with wc and hand wash basin set in vanity unit. Radiator.

#### **Cloakroom**

5'6" x 4'7"

Large store/coat cupboard.

#### **Open Plan Living and Kitchen**

29'3" x 13'3" ext 25'1" x 20'4"

Measuring to an impressive 10.6 metres at the furthest points. Spacious, light and airy open plan living area with double bi-fold doors leading out to the patio area. Stylish fitted kitchen consisting of a range of wall and base units with work surfaces over, integrated appliances including microwave oven, pyrolytic oven, double sink unit and boiling tap, four ring induction hob with built in extractor, full sized fridge and full sized freezer, dishwasher, pull-out bin compartment and pop-up plug sockets. Large skylight over the kitchen island and three solar electric 'Velux' windows over the living area. Ample space for large dining table. Speakers built in to the ceiling.

#### **Utility**

9'5" x 9'6"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer, plumbing for a washing machine. Spot lighting. Loft access. uPVC side access door.

#### **Lobby / Study**

9'9" x 10'5"

Tall column radiator. Double doors leading to the open plan living area.

#### **Lounge**

16'6" x 13'9"

Light and airy lounge with feature bio ethanol log burner .

#### **Bedroom 1**

18'3" x 12'8"

Spacious double bedroom with patio doors leading to the patio. Thermostat controls. Speakers built in to the ceiling.

#### **En-Suite**

4'7" x 9'4"

Fitted with a stylish three piece suite comprising a walk-in shower enclosure with mains fed shower over, dual flush wc and hand wash basin with mixer tap set in vanity unit. Tiled flooring. Part tiled walls.

#### **Walk In Wardrobe**

5'9" x 9'6"

Fitted with rails, shelves and drawers.

#### **Bedroom 2**

16'11" x 9'7"

Spacious double bedroom.

#### **Bedroom 3**

11'9" x 12'9"

Double bedroom. Large triple glazed picture window to the front aspect. Built in wardrobes. Radiator.

## **Bedroom 4**

8'9" x 9'6"

Radiator. Built in wardrobes.

## **Bathroom**

7'2" x 9'5"

Fitted with a stylish three piece bathroom suite comprising a panelled bath tub with taps and mains fed shower over, dual flush wc and hand wash basin with mixer tap set in vanity unit. Radiator. Large built in cupboard. Tiled flooring. Mermaid boarding to the walls.

## **Driveway**

Large in and out gravelled driveway providing ample off road parking for multiple vehicles.

## **Garden & Paddock**

To the rear of the property is an enclosed, well kept garden which is laid mostly to lawn and benefits from an attractive paved patio area. A pathway to the left hand side of the garden leads to the gated access to the paddock and separate timber workshop and barn measuring 30'0" x 20'0" which can also be access via double timber gates located on Fen Lane which provide vehicular access. The paddock has potential for animal grazing and equestrian use (subject to planning) and leisure use (subject to planning).

## **Double Garage & Studio**

19'1" x 20'6" ext 9'10" x 20'3"

Detached double garage with double roller shutter doors, power, lighting and side pedestrian access door. Studio to the rear with wc.

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

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

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

## **Making An Offer**

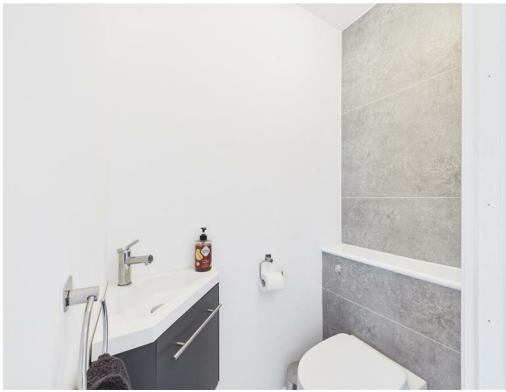
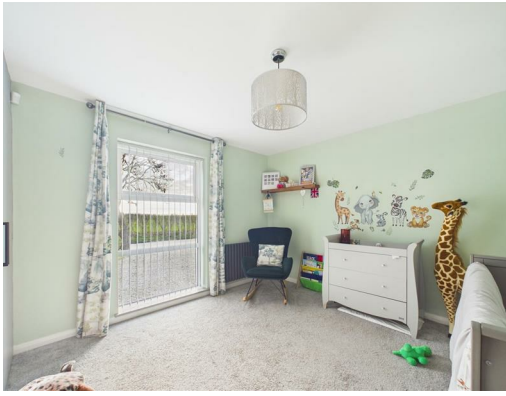
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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.

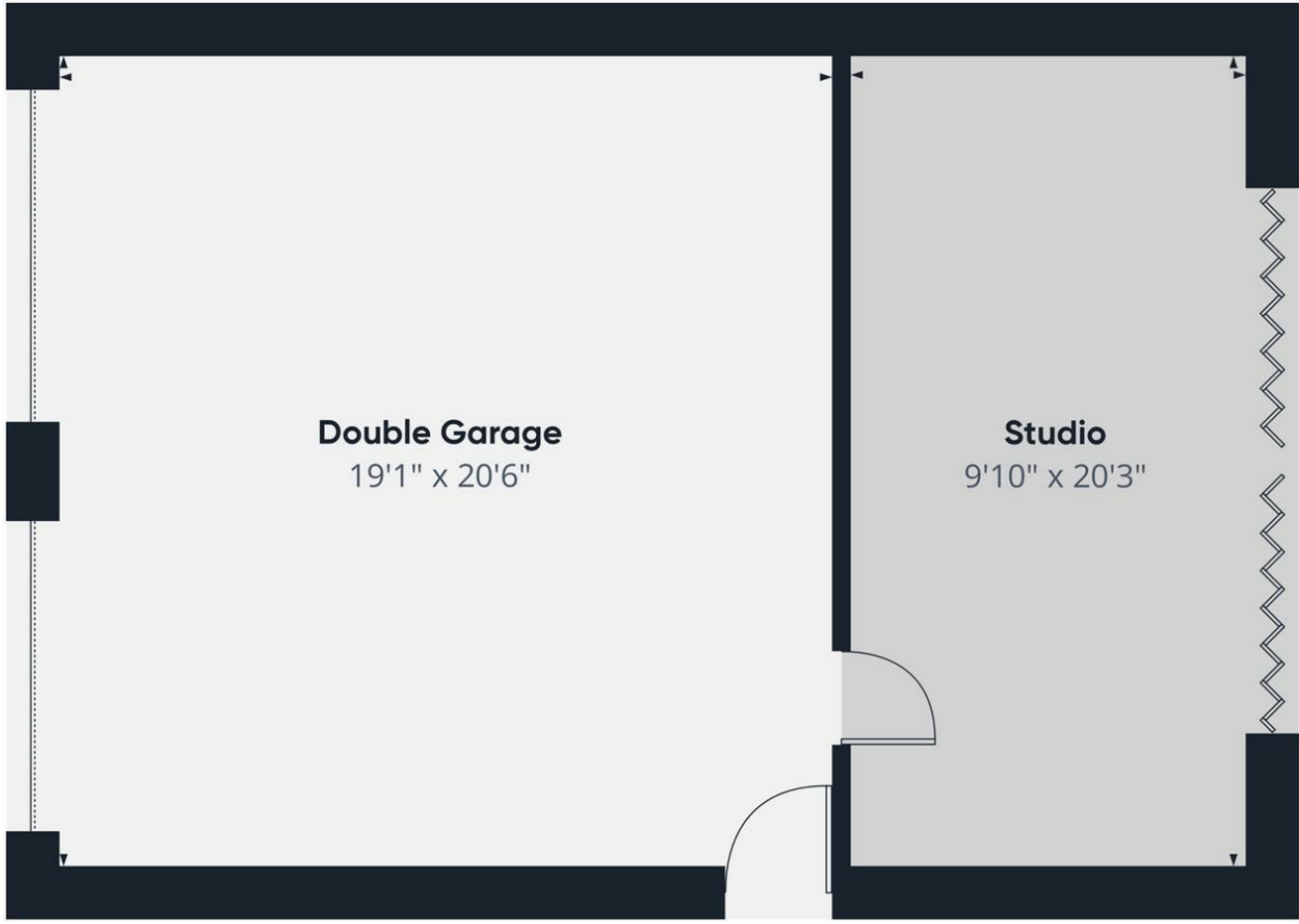












**Double Garage**  
19'1" x 20'6"

**Studio**  
9'10" x 20'3"



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
603 ft<sup>2</sup>

(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

From our Alford office head along South Market Place towards the junction with the Church. Turn right and follow this road out of Alford. Continue on this road until you enter the village of Beesby. Pinfold Lane can be found on your right-hand side. Once on Pinfold Lane, you will find the property on your left hand side, shortly after the turning for Fen Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			39
(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	

