



CHOICE PROPERTIES

Estate Agents

42 Hamilton Road,
Alford, LN13 9HG

Price £259,950



Choice Properties are delighted to bring to market this most spacious and versatile 3/4-bedroom detached bungalow with the option for an annexe. This impressive home stands in well kept gardens and features a large workshop at the rear with ample parking for many vehicles. The option for an annexe provides an opportunity for multi-family living or for use as holiday accommodation. Early viewing is certainly recommended.

With the added benefit of gas central heating and uPVC double glazing, this spacious accommodation comprises:

Entrance Hall

4'1" x 11'2"

Radiator. Power Points. Storage Cupboard. Door leading through to potential annexe.

Open Plan Living

20'2" x 12'11"

Comprising of living space and kitchen area, wall and base units with work surfaces over. Integrated fridge/freezer and washing machine. Storage cupboard for combi-boiler which supplies the central heating and hot water. Gas hob with extractor hood over. Sink unit and drainer with mixer taps. Partly tiled walls. Radiator. TV aerial point. UPVC rear door leading to garden.

Bedroom 1

14'4" x 12'9"

Log Burner set in Fireplace. Radiator. Power Points. Patio doors leading to garden. Door leading to :

En-Suite

5'10" x 8'5"

Fully tiled. Push button flush WC, wash hand basin set in vanity unit and walk in shower. Storage cupboard.

Hallway

10'0" x 4'9"

Kitchenette

4'8" x 4'11"

Wall and base units with work surface over. Stainless steel sink with taps. Power Points.

Bedroom 2

10'0" x 12'10" ext 7'11" x 5'1"

Radiator. Power Point. TV Aerial Point. Built in Wardrobes.

Bedroom 3

7'10" x 6'9"

Radiator. Power Points.

Living Space/Bedroom 4

8'0" x 12'10" ext 7'6" x 5'0"

Radiator. Power Points. TV Aerial Point. Storage cupboard. Patio door leading to courtyard garden.

Bathroom

9'9" x 7'11"

White bathroom suite consisting of panelled bath, push button flush WC and wash hand basin set in vanity unit. Walk in shower. Heated towel rail. Fully tiled.

Driveway & Garden

The front of the property features an in/out driveway. The driveway has also been extended to the left of the property which allows access to the rear of the garden where a 4.8m x 6.2m workshop sits. This workshop has power, lighting, water and drainage. The rear garden has been sectioned to allow a small courtyard garden for the potential annex that the property has to offer. The rest of the garden has been laid to lawn and features fencing and an allotment area.

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

Monday - Friday: 9am - 5pm

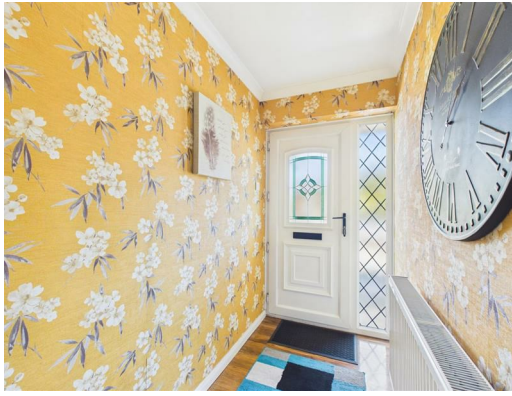
Saturday: 9am - 3pm

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.









Approximate total area^m
1104 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.

GIRAFFE360

Directions

From our Alford office head towards the Church, at the junction turn left onto High Street/West Street then take your third left into Hamilton Road where you can find number 42 on your right hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		81	
(81-91) B			
(69-80) C			
(55-60) D		62	
(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 ₂) Rating		Current		Potential	
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-60) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC			

