



CHOICE PROPERTIES

Estate Agents

2 Hazel Walk,
Alford, LN13 9BX

Asking Price £235,000



Choice Properties are pleased to offer this modern and spacious three double bedroom detached house. Situated in Alford with good access to local schools, shops, public transport and healthcare services. Well presented accommodation comprising entrance hall, lounge, kitchen / dining room, office or study, cloakroom, landing giving access to main bedroom with en-suite shower room, two further bedrooms and modern family shower room. The property also benefits from gardens, garage and driveway. An internal viewing is highly recommended. Offered to the market CHAIN FREE.

Spacious accommodation comprising :

Entrance Hall

Double glazed window to front, stairs to first floor landing, radiator.

Lounge

17'2 x 9'11

Double glazed window to front, double glazed French doors to rear opening to garden, two radiators.

Kitchen / Dining Room

17'x 10'2

Double glazed window to side and rear, double glazed French doors to side opening to garden, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls, built in walk-in storage cupboard, two radiators.

Office / Study

7' x 6'8

Double glazed window to front, radiator.

Cloakroom

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap and tiled splash back, radiator.

Landing

Double glazed window to rear.

Bedroom One

15'6 x 10'2

Double glazed window to front, built in storage cupboard, radiator, door to:

En-Suite Shower Room

Obscure double glazed window to front, white suite comprising low level w.c, pedestal wash hand basin with tiled splash back, tiled shower cubicle, radiator.

Bedroom Two

15'6 x 10'2

Double glazed window to side, radiator.

Bedroom Three

11'7 x 10'1

Double glazed window to front, radiator.

Shower Room

Obscure double glazed window to rear, white suite comprising low level w.c, vanity wash hand basin with mixer tap, tiled shower cubicle, built in storage cupboards, tiled walls, radiator.

Garden

Mainly laid to lawn, patio area, flowers, trees and shrubs, side access, access to garage.

Garage

Up and over door, side access, power and light.

Driveway

Providing off road parking space, leading to garage.

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 - 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.







Floor 0



Floor 1



Approximate total area⁽¹⁾

975 ft²

Reduced headroom

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Exit the office to the right onto South Street continue along South Street and Hazel Walk can be found on the right hand side.

