



CHOICE PROPERTIES

Estate Agents

8 Coles Avenue,
Alford, LN13 0AH

Price £325,000



Located Coles Avenue in Alford, this delightful detached dormer bungalow offers a perfect blend of comfort and space. With four generously sized bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

The highlight of this home is undoubtedly the large conservatory, which invites an abundance of natural light and provides a serene spot to relax while enjoying views of the south-facing garden. This outdoor space is perfect for gardening enthusiasts or for simply basking in the sun during warmer months.

The property also boasts a spacious garage, offering ample storage or the potential for a workshop, catering to various needs. Located in a peaceful residential area, this bungalow provides a tranquil retreat while still being within easy reach of local amenities and transport links.

With the added benefit of Gas Central Heating and UPVC Double Glazed windows and doors. The well laid out internal accommodation of this beautiful bungalow consists of :-

Front entrance door to:

Entrance Hall

9'5" x 14'1"

Radiator.

Lounge/Diner

24'1" x 13'3"

Staircase to the first floor landing. Electric fire set in feature tiled surround. 2 radiators. Sliding patio doors leading through to the Conservatory.

Kitchen

10'0" x 12'2"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and gas hob. Tiled floor.

Conservatory

12'4" x 14'8"

Radiator. Double doors leading out to the rear garden.

Study

7'3" x 9'11"

Electric wall mounted heater. Internal door to the garage.

Bedroom 1

11'9" x 13'6"

Bow window. Radiator.

Bedroom 2

10'0" x 10'6"

Radiator.

Bathroom

6'2" x 10'6"

Panelled bath with mixer shower over and wash hand basin. Fitted storage cupboard. Radiator. Tiled floor. Part tiled walls. Extractor fan.

WC

3'0" x 5'8"

With w.c. Part tiled walls. tiled floor.

Landing

Doors to:

Bedroom 3

13'0" x 12'1"

Radiator.

Bedroom 4

10'1" x 9'11"

Radiator.

Driveway

Block paved driveway with ample parking for several vehicles.

Garage

18'6" x 9'11"

With up and over garage door. Power and lighting.

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 4622777

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an Offer

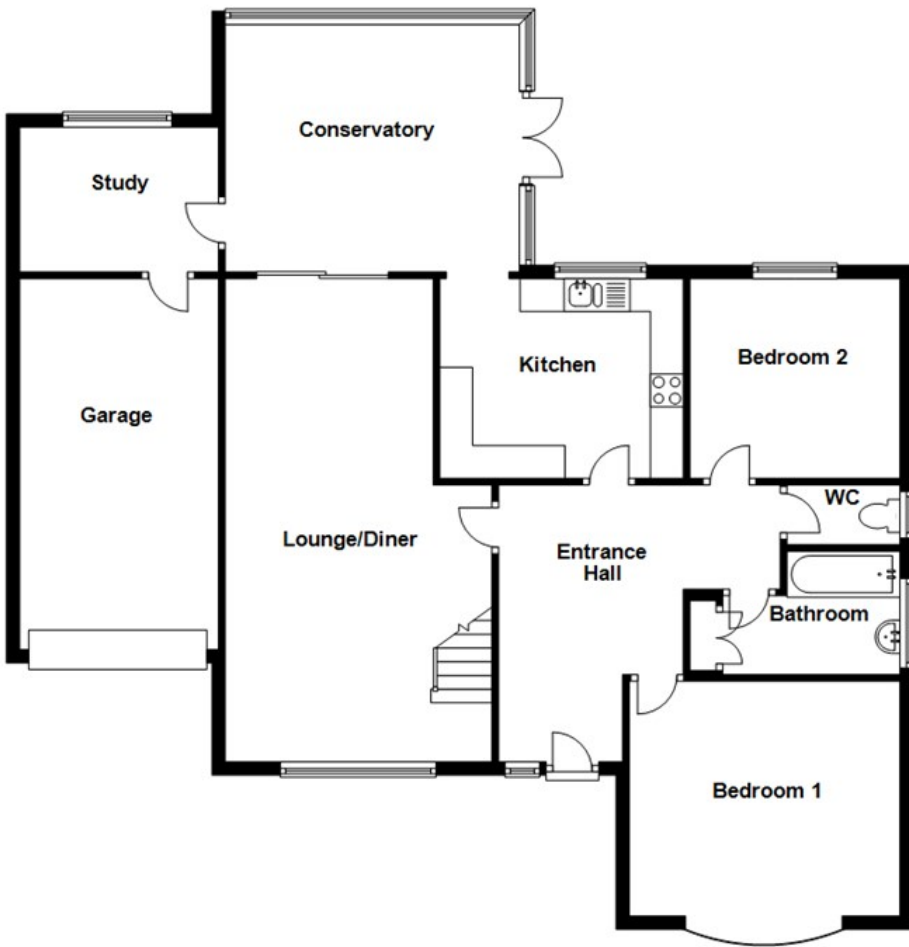
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

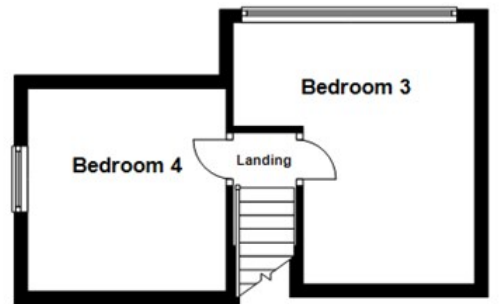
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Ground Floor



First Floor



Directions

Take a left out of our Alford Office and head North along South Market Place to the junction where you will see the Church straight ahead, take a left here on to West Street and continue along this road until you see a right hand turn to Tothby Lane, take a right here and then take the first left down Coles Avenue. Number 8 can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

