



CHOICE PROPERTIES

Estate Agents

90 Chantry Road,
Alford, LN13 9HW

Asking Price £239,950



It is a pleasure for Choice Properties to offer for sale this most spacious and impressive two bedroom detached bungalow, situated in a sought after position in the historic market town of Alford. Further benefitting from ample parking, large garage and enclosed garden to the rear with open views, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing throughout, this spacious accommodation comprises:

Entrance Hall

uPVC entrance door. Loft access. Two built in storage cupboards, one housing the wall mounted combination boiler. Radiator.

Kitchen

9'4" x 14'1"

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integrated oven and gas hob with extractor over, plumbing and space for a washing machine and dishwasher, integrated fridge/freezer. Space for dining table. Part tiled walls. Radiator.

Reception Room

13'1" x 11'9"

Light and airy reception room with sliding door leading to the conservatory. TV aerial point. Gas fireplace set in feature surround with wooden mantle. Radiator. Sliding doors to the dining room.

Dining Room

8'11" x 11'8"

Ample space for a dining table. Radiator. Built in storage cupboard.

Conservatory

12'1" x 13'9"

With a pitched glass roof, radiator and double opening 'French' style patio doors leading to the garden.

Bedroom 1

10'7" x 9'6"

Spacious double bedroom with two built in wardrobes. Radiator. Wall mounted electric consumer unit.

Bedroom 2

9'0" x 9'11"

Double bedroom with built in wardrobe and storage cupboard.

Bathroom

9'4" x 8'2"

Fitted with a four piece suite comprising a panelled bath tub with separate hot and cold taps over, shower enclosure with mains fed shower over, pedestal hand wash basin and dual flush wc. Part tiled walls. Radiator.

WC

6'5" x 2'11"

Fitted with wc and hand wash basin. Radiator.

Garage

9'10" x 33'5"

Large garage with electric up and over door, side access pedestrian door, power and lighting.

Driveway

Providing ample off road parking.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn for ease of maintenance and benefits from beautiful open views to the rear.

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

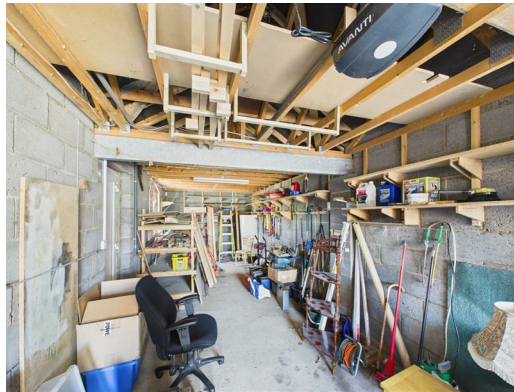
Making An Offer

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
1317 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

Take a left out of our Alford office and head north towards the junction with the Church ahead. Take a left here onto West Street, A1104 and continue along until you reach Bourne Road on the left hand side. Take a left here and continue along Bourne Road until you reach the end, take a right here onto Chantry Road and continue along where number 90 can be found on your right hand towards the end of the road.

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	

