CHOICE PROPERTIES

Estate Agents

15 Gibson Way, Alford, LN13 9PD

O.I.R.O £239,000

*** WAS £269,000 NOW MOTIVATED SELLER HAS REDUCED TO O.I.R.O £239,000 ***Welcome to this beautiful detached house located in the sought-after Gibson Way, Alford. This spacious family home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Built in the 2000s, this property combines modern amenities with a touch of historic charm, making it a truly lovely home in this historic market town. The well-presented interior is sure to impress and offers a comfortable and inviting atmosphere throughout.

Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot after a long day. The location of this property is simply unbeatable, with easy access to local amenities, schools, and transport links.

If you are looking for a new place to call home, look no further than 15 Gibson Way. Don't miss out on the opportunity to make this house your own - viewing is highly advised to fully appreciate all that this home has to offer - NO ONWARD CHAIN.

Offering generously proportioned rooms throughout and the most desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Front entrance door to:

Porch
2'3" x 5'3"
Door to:

Hallway
Staircase to the first floor landing. Radiator. Smoke alarm.

WC
5'9" x 2'11"
With w.c. and wash hand basin. Radiator. Extractor fan.

Living Room
22'9" x 10'0"
Wall lighting. Radiator. Double opening doors leading out to the rear garden.

Dining Room
11'9" x 9'7"
Radiator. Open plan leading through to;

Kitchen
10'8" x 9'7"
Fitted wall and base units with work surfaces over. Integrated electric oven and gas hob with filter hood over. Sink unit and drainer. Part tiled walls. Radiator. Gas combination boiler which supplies the central heating and hot water. Door to:

Utility Room
5'10" x 6'4"
Fitted units and work surfaces. Plumbing for washing machine. Door leading out to the rear garden.

Landing
Radiator. Smoke alarm. Access to roof space.

Bedroom 1
13'4" x 9'9"
Radiator. Fitted wardrobes. Door to:

En-suite
5'10" x 6'2"
Shower area with mixer shower, wash hand basin and w.c. Part tiled walls.

Bedroom 2
11'11" x 9'7"
Radiator.

Bedroom 3
10'7" x 8'10"
Radiator.

Bedroom 4
9'1" x 9'9"
Radiator. Fitted wardrobes.

Bathroom
7'6" x 6'11"
With three piece bathroom suite which consists of a corner bath, wash hand basin and w.c. Part tiled walls. Extractor fan.

Driveway

Garage
With up and over door, power and lighting.

Gardens
Gravelled gardens to the front and privately enclosed lawned gardens 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.

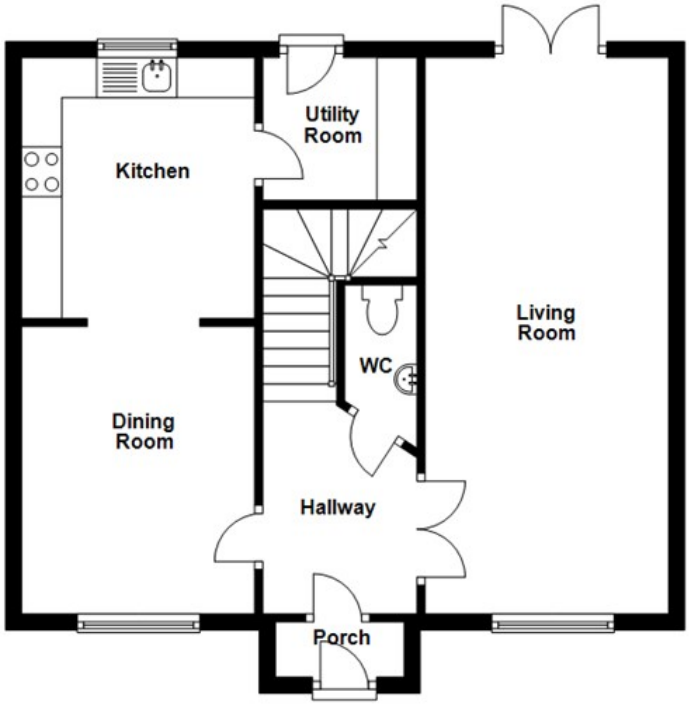
Viewing arrangments
By appointment through Choice Properties on 01507 462277.

Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

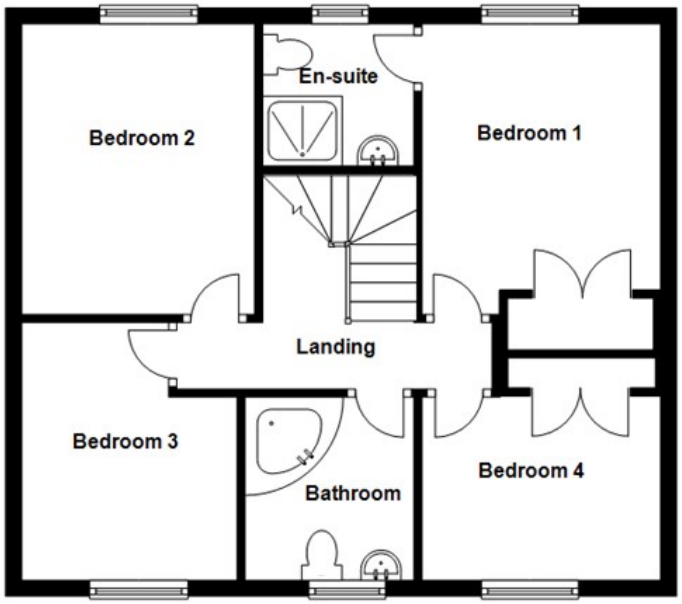
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

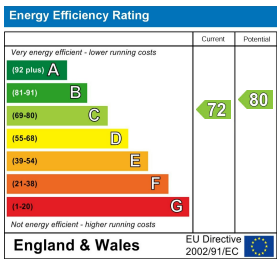
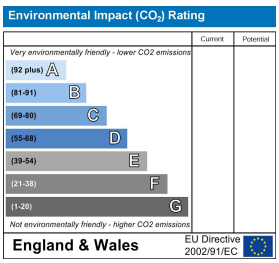
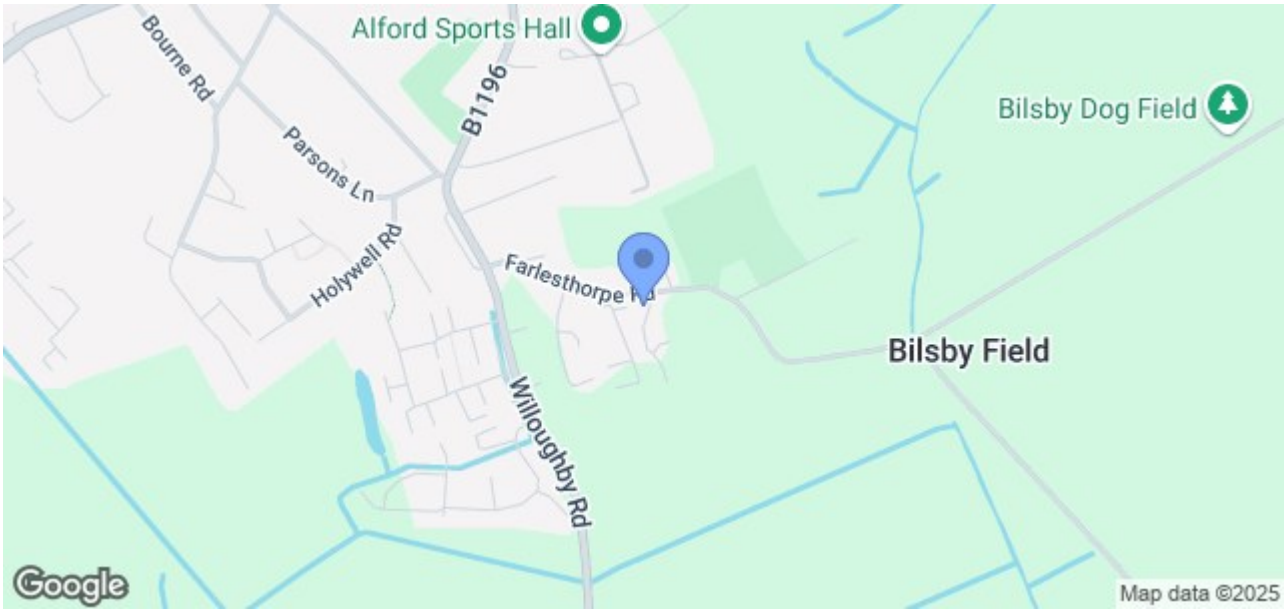
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.

Ground Floor



First Floor



Directions

Use SatNav to postcode LN13 9PD.