



CHOICE PROPERTIES

Estate Agents

10 Rawnsley Close,
Alford, LN13 9PZ

Asking Price £230,000



Choice Properties are pleased to offer this spacious and well positioned three bedroom detached bungalow. Good access to Alford Town with an array of shops and restaurants, good access to public transport, healthcare services and schools. Accommodation comprising enclosed porch, entrance hall, lounge, kitchen, dining room, three good size bedrooms and family bathroom. The property also benefits from double glazed windows, gas central heating system, gardens to front, sides and rear, outside W.C, garage and driveway. An internal viewing is highly recommended, offered to the market Chain Free. More internal photos to follow...

Spacious and well positioned detached bungalow with accommodation comprising :

Entrance Hall

Internal glazed door, loft hatch, built in storage cupboard, radiator.

Lounge

Double glazed window to front, gas fire, radiator.

Kitchen

Double glazed window to rear, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, opening to :

Dining Room

Double glazed sliding doors to side, double glazed door to rear both opening to garden, radiator.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to side, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to rear, low level W.C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator.

Garden

To front, sides and rear, lawned area, patio area, shed, flowers, trees and shrubs, access to:

Outside W.C

Double glazed door, obscure double glazed window, low level W.C

Garage

Up and over door, window to side, power and light.

Driveway

Leading to garage, providing off road parking space.

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 on 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.





Approximate total area^m
1122 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

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

