CHOICE PROPERTIES
Estate Agents

Freshfields Main Road, Withern, Alford, LN13 0NB

Price £275,000

Choice Properties are delighted to bring to the market this superb three bedroom detached bungalow located in the sought after village of Withern, just a short drive away from the coast and the popular market towns of Louth and Alford. Further benefitting from ample off road parking, a detached brick built garage and low maintenance gardens, early viewing is certainly advised!

16 South Market Place, Alford, Lincolnshire, LN13 9AE
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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This spacious, well -laid out accommodation benefits from uPVC double glazing and oil fired central heating and comprises:

Front porch/ utility room
6'4 x 13'8
Fitted with a range of wall and base units, plumbing for appliances, doors leading to:

Kitchen
8'10 x11'3
Fitted with a range off wall and base units, inset one and a half bowl sink with drainer and mixer tap, integrated appliances, partly tiled walls, double glazed window.

Reception Room
13'1 x 15'6
Light and airy reception room, featured electric fireplace, door leading to;

Sunroom
13'5 x 10'5
With double opening patio doors leading to the garden.

Hallway
5'1 x 8'7
Access to the loft, radiator, doors leading to:

Bedroom 1
11'4 x 11'2
Double bedroom, fitted wardrobes, radiator, double glazed window.

Bedroom 2
11'8 x 11'2
Double bedroom, radiator, double glazed window.

Bedroom 3 / office
8'3 x 8'2
Double glazed window, radiator.

Bathroom
8'10 x 8'3
Four peice suite comprises, low level wc, vanity hand wash basin unit, with mixer tap, enclosed shower, panelled bath, towel radiator, fitted storage cupboard, tiled throughout.

Driveway
Providing space for off road parking.

Garage
Up and over garage door.

Garden
To the rear of the property is an enclosed garden with fencing to the boundaries. The garden is laid mostly to paving slabs for ease of maintenance and benefits from views over a paddock to the rear, a useful timber shed and a greenhouse.

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.

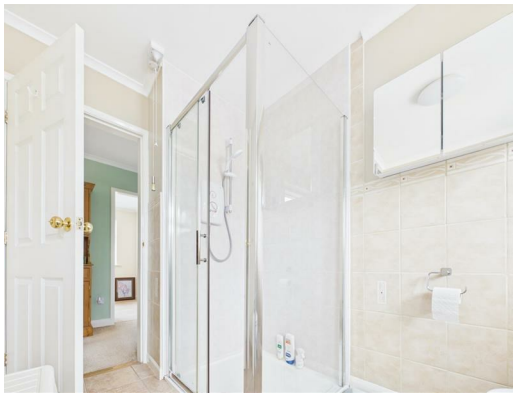
Opening Hours

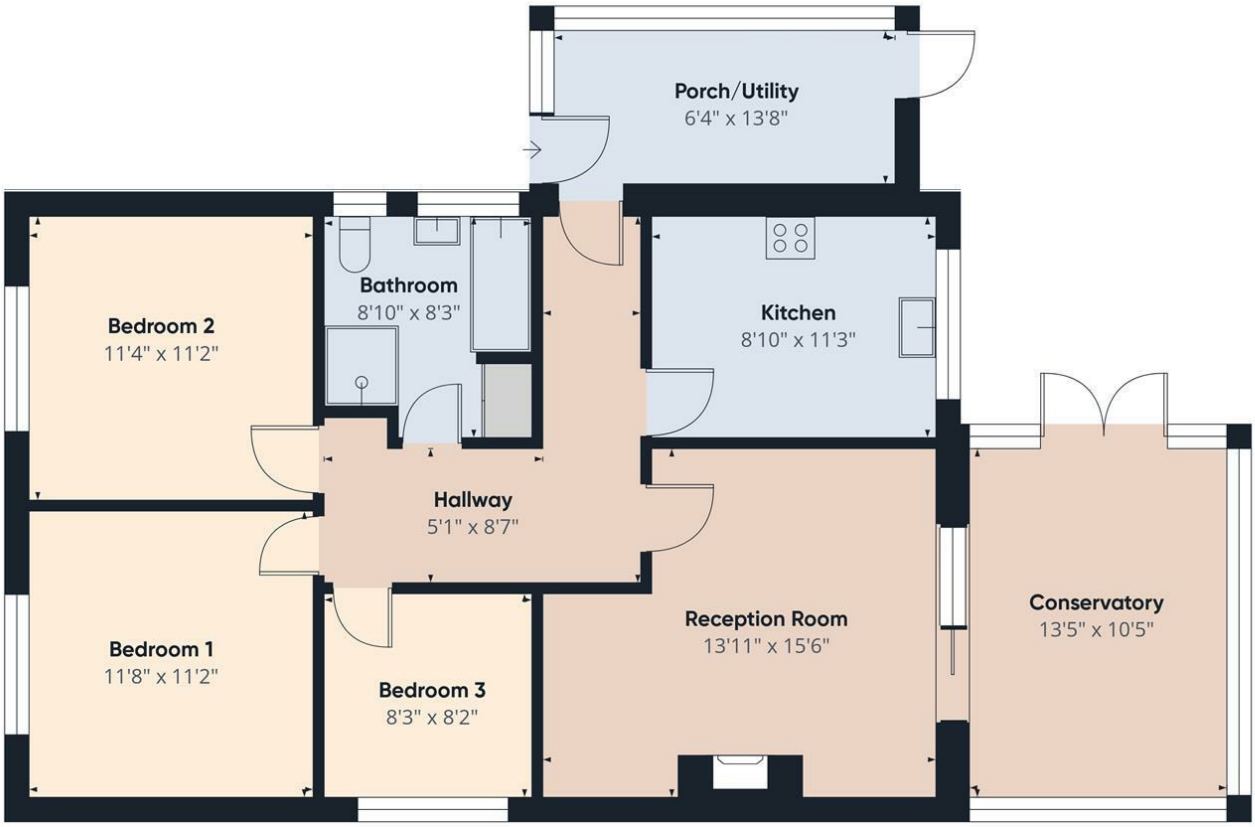
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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[1]

1032 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.

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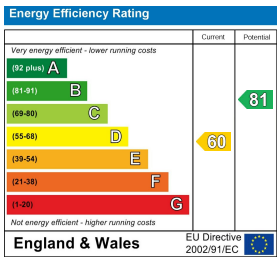
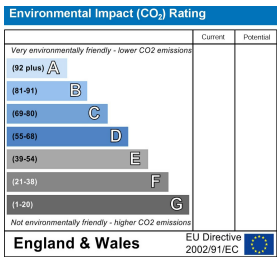
Directions

Please use Postcode LN13 0NB for directions to this property.