



CHOICE PROPERTIES

Estate Agents

40 Coles Avenue,
Alford, LN13 0AH

Asking Price £265,000



Choice Properties are delighted to offer this modern and spacious two-bedroom detached bungalow, ideally situated in a popular and peaceful Alford location. The property is conveniently positioned for easy access to local shops, healthcare services, public transport and nearby parks. The well-presented accommodation comprises a welcoming entrance hall, spacious lounge, separate dining room, conservatory, fitted kitchen and useful utility/boot room. There are two double bedrooms, with the principal bedroom benefiting from an en-suite dressing room, together with a modern shower room.

Outside, the property enjoys well-maintained gardens, a driveway providing ample off-road parking and a garage. Situated at the end of a quiet cul-de-sac, this attractive bungalow offers comfortable and versatile accommodation in a desirable location. An internal viewing is highly recommended to fully appreciate what this property has to offer.

Modern and well presented bungalow with accommodation comprising :

Entrance Hall

Built in storage cupboard, airing cupboard, radiator.

Lounge

15'9 x 13'

Double glazed window to front, two double glazed windows to side, radiator, opening to :

Dining Room

10'9 x 9'1

Double glazed window to side, radiator.

Conservatory

11'9 x 9'5

Double glazed French doors to rear opening to garden, double glazed windows to sides, tiled floor, radiator.

Kitchen

10'8 x 10'1

Double glazed window to rear, door to rear, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, tiled floor, radiator.

Utility Room / Boot Room

5'6 x 4'10

Double glazed door to rear opening to garden, double glazed windows to sides, worktop space, space for appliances, tiled floor.

Bedroom One

13'6 x 11'10

Double glazed window to front, radiator.

Bedroom Two

10'9 x 9'9

Double glazed window to rear, built in wardrobes, radiator, opening to:

En-suite Dressing Room

10'8 x 5'9

Double glazed window to rear, radiator, access to garage.

Shower Room

Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, tiled shower cubicle, tiled floor, tiled walls, heated towel rail.

Garden

Mainly laid to lawn, patio area, greenhouse, side access, flowers, trees and shrubs.

Garage

Electric up and over door, window to side, wall mounted boiler, power and light, loft hatch.

Driveway

Leading to garage, providing off road parking space.

Alford

Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth's Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

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

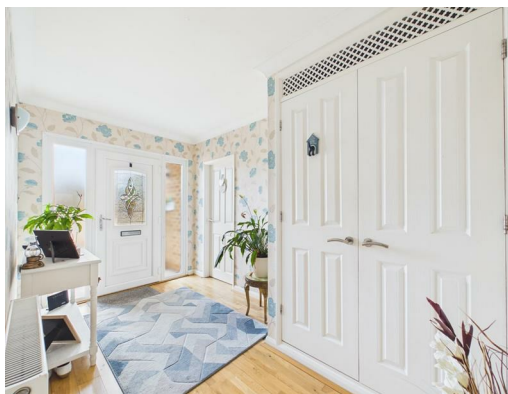
Monday - Friday: 9am - 5pm

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⁽¹⁾
1209 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

Please use postcode of LN13 0AH to locate the property

