



CHOICE PROPERTIES

Estate Agents

58 Chantry Road,
Alford, LN13 9HW

Asking Price £335,000



Choice Properties are delighted to bring to market this modern and spacious three bedroom detached bungalow, ideally situated within a quiet cul-de-sac and just a short distance from the popular market town of Alford. The property offers well-presented and versatile accommodation comprising an enclosed porch, welcoming entrance hall, spacious lounge/dining room, modern fitted kitchen, principal bedroom with en-suite shower room, two further double bedrooms and a modern family bathroom featuring both a separate bath and shower cubicle. Externally, the property benefits from gardens to the front, side and rear, together with a driveway, garage and useful workshop, providing excellent additional storage and workspace. Ideally positioned for access to Alford's range of local amenities, including shops, public transport, healthcare services and parks. An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

Modern and spacious accommodation comprising :

Enclosed Porch

Double glazed door to front, double glazed windows to side, tiled floor, door to:

Entrance Hall

Loft hatch, two radiators.

Lounge / Dining Room

24' x 12'6

Double glazed windows to front and rear, two radiators.

Kitchen

18'8 x 6'8

Double glazed window to rear, double glazed door to rear opening to garden, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for range style cooker, space for appliances, part tiled walls, extractor fan, radiator.

Bedroom One

15' x 10'1

Double glazed window to front, built in wardrobes, radiator, door to:

En-suite Shower Room

Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, walk-in shower cubicle, extractor fan, heated towel rail.

Bedroom Two

11' x 9'11

Double glazed window to rear, radiator.

Bedroom Three

11'10 x 7'8

Double glazed window to side, radiator.

Bathroom

Two obscure double glazed windows to side, white suite comprising low level W.C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, walk-in shower cubicle, built in storage cupboard, two heated towel rails, loft hatch.

Garden

Gardens to front, side and rear, mainly laid to lawn, patio area, decked area, outside tap, timber workshop with power and light, access to garage, side access, flowers, trees and shrubs.

Garage

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

Driveway

Gated 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.

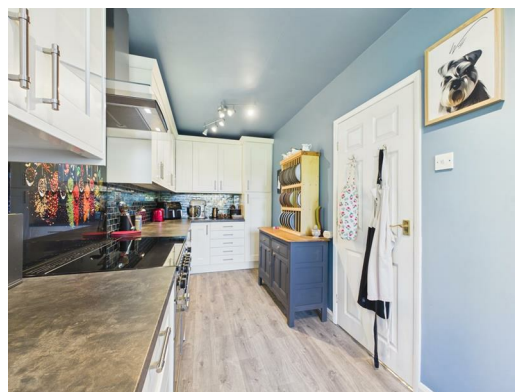
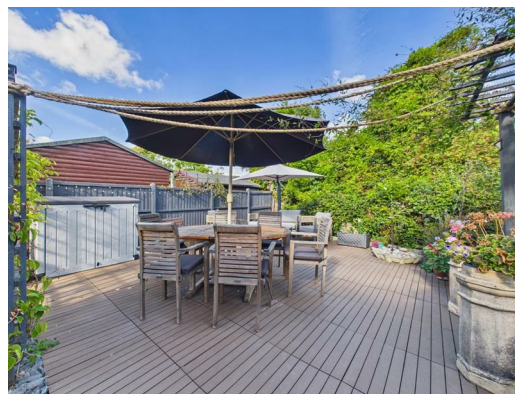
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

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⁾
1327 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 9HW to locate the property

