CHOICE PROPERTIES

Estate Agents

2 Hallam Close, Alford, LN13 0PU

Asking Price £245,000



Choice Properties are delighted to present this generously sized three-bedroom detached bungalow situated in a quiet cul-de-sac in the historic town of Alford. The property offers convenient access to local healthcare services, public transport links, shops, schools, and restaurants. The well-maintained accommodation includes an enclosed porch, entrance hall, lounge, kitchen, three bedrooms, bathroom, and a separate W.C. Additional benefits include double glazing, gas central heating (new boiler installed 2025), attractive gardens, a garage, and a driveway. There is excellent potential to extend to the rear (subject to planning permission), making this an ideal opportunity for buyers looking to add value. Early internal viewing is highly recommended. Offered to the market CHAIN FREE.

Well presented accommodation comprising :

Enclosed Porch
Double glazed door to front, double glazed window to front and rear, door to:

Entrance Hall
Loft hatch, airing cupboard, radiator

Lounge
14'11 x 11'
Double glazed bay window to front, radiator. There is also potential for any buyer to install a gas fire in the lounge.

Kitchen
10'11 x 8'9
Double glazed window to side, double glazed door to side opening to garden, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven and hob, space for appliances, part tiled walls, tiled floor, wall mounted boiler which was fitted one year ago.

Bedroom one
11' x 10'8
Double glazed window to rear, radiator.

Bedroom Two
12' x 9'8
Double glazed window to rear, radaitor.

Bedroom Three / Dining Room
9'8 x 9'3
Double glazed window to front, radiator.

Bathroom
Obscure double glazed window to side, white suite comprising pedestal wash hand basin, panelled bath, shower fitted above bath, radiator.

Separate W.C
Obscure double glazed window to side, low level W.C, radiator.

Garden
Surrounding the property, mainly laid to lawn, patio area, side access, flowers, trees and shrubs, outside tap.

Garage
Electric up and over door, 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
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

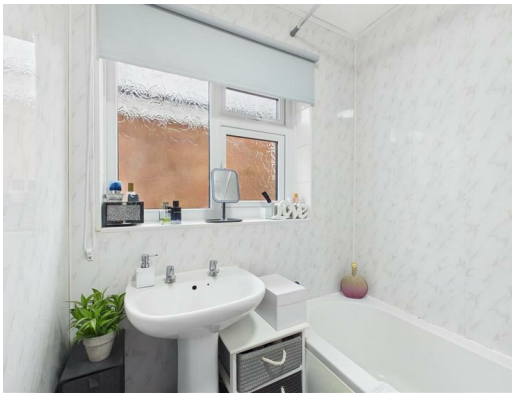
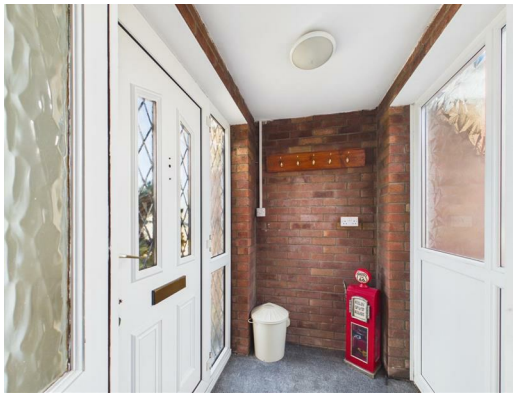
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

882 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

From our office in Alford, turn left onto High Street, continue along and turn right into Tothby Lane, take the second left and Hallam Close can be found on the right hand side.

