



CHOICE PROPERTIES

Estate Agents

Brinsley Thurlby Road,
Alford, LN13 9PU

Price £299,950



Choice Properties are proud to present this attractive and deceptively spacious two bedroom detached chalet style home, ideally located within a sought after village setting offering good access to local amenities and public transport. The property is beautifully presented throughout and features a modern fitted kitchen with separate utility room, a generous L-shaped lounge/dining room and a stylish ground floor shower room. To the first floor are two well proportioned bedrooms and a contemporary family bathroom. Externally, the home continues to impress with a large garage/workshop, ample off road parking, and well maintained gardens to both the front and rear. Offered to the market chain free. Early viewing is highly recommended to fully appreciate the space, presentation, and desirable location on offer.

Spacious and well presented accommodation comprising :

Entrance Hall

10'10" x 4'7"

Composite front entrance door. Tiled flooring. Staircase to the first floor landing. Radiator.

Reception Room / Diner

20'9" x 11'10"

Light and airy reception room with triple aspect windows. TV aerial point. Two radiators. Space for dining table and chairs.

Kitchen

12'10" x 12'10"

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, integrated oven and four ring induction hob with extractor over, plumbing and space for a dishwasher, space for under counter fridge, cupboard housing the combination boiler. Tiled flooring and part tiled walls.

Utility

6'10" x 6'6"

Fitted with wall and base units with work surfaces over, plumbing and space for washing machine and dryer. Tiled flooring.

Shower Room

7'3" x 3'10"

Fitted with a stylish three piece suite comprising shower enclosure with mains fed shower over, hand wash basin with mixer tap set in vanity unit, dual flush wc. Tiled walls and flooring.

First Floor Landing

3'8" x 7'1"

With built in linen cupboard. Doors to:

Bedroom 1

12'10" x 15'7"

Spacious double bedroom with built in storage in the eaves. Radiator. TV aerial point. Loft access.

Bedroom 2

12'10" x 11'9"

Spacious double bedroom with built in storage in the eaves. Radiator.

Bathroom

5'3" x 11'7"

Fitted with a stylish three piece suite comprising panelled bath tub with taps and shower attachment over, hand wash basin with mixer tap set in vanity unit, dual flush wc. Heated towel rail. Tiled walls.

Driveway

Providing ample off road parking.

Garage

21'8" x 12'2"

With up and over door to the front, side access pedestrian door, power and lighting.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries which is laid mostly to lawn.

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

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

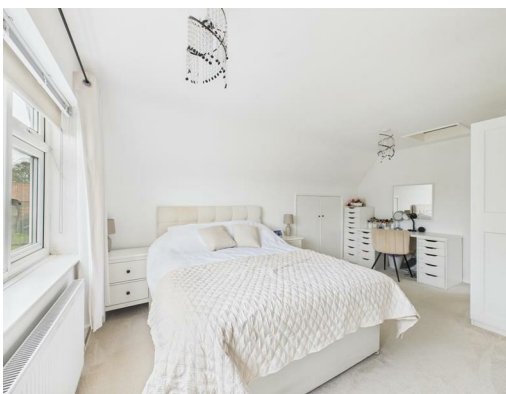
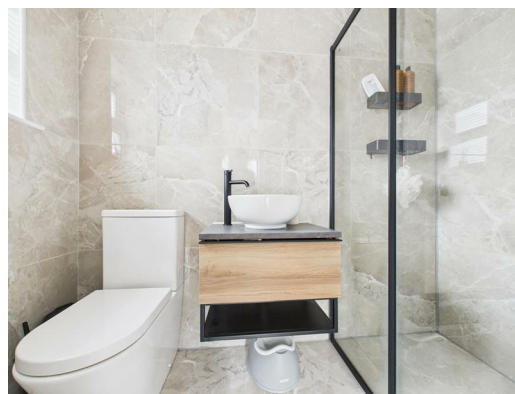
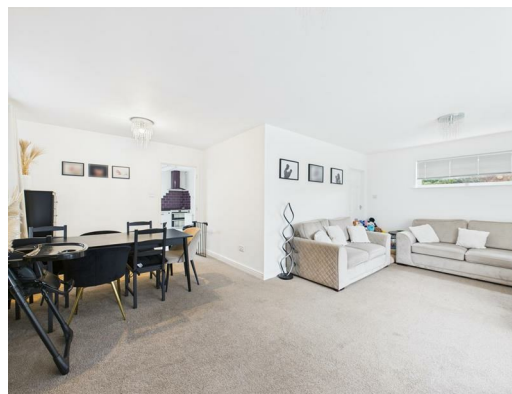
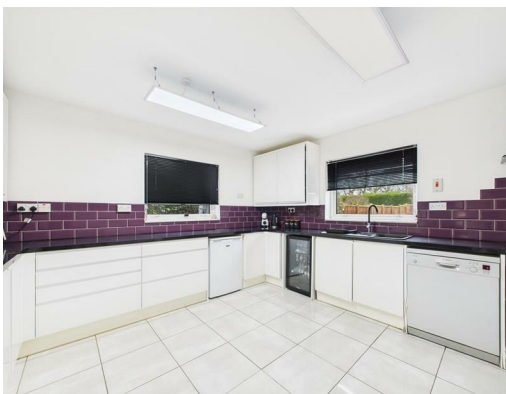
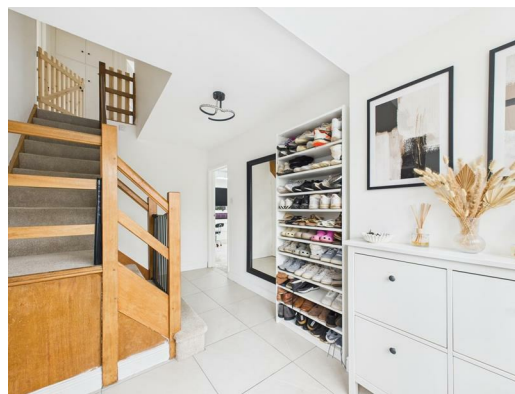
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.







Floor 0



Floor 1



Approximate total area⁽¹⁾
1370 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

To visit the property proceed left from our Alford Office, turn right at the junction passing the Church on the left, take the 3rd turning right, towards Bilsby and Sutton on Sea on the A1111. Continue along this road passing the petrol station on the right hand side and take the next turning right towards Thurlby on the B1449. The property can be found on the left hand side of the road on the corner, just before the junction to Farlesthorpe.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	

