

11 Finsbury Street,  
Alford, LN13 9BH

Price £159,950



We offer for sale this well presented three bedroom detached bungalow which is situated in a residential position convenient for the town centre and local amenities.

The property has the benefit of Gas central heating and UPVC double glazed windows & doors. The well presented internal accommodation consists of:-

### **Side Entrance door to:**

#### **Entrance Hall**

Radiator. Solid Oak flooring. Airing cupboard housing the hot water cylinder with immersion heater. Programmer controls for the central heating and hot water. Thermostat control for the central heating.

#### **Lounge/Diner**

21'0" x 7" extending to 13'

'Living flame' Gas fire set in feature timber surround with tiled hearth. Radiator. Bow window. Telephone point. T.V. aerial point. Wall and centre lighting with dimmer switch.

#### **Kitchen**

9'9" x 9'2"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Gas cooker point with stainless steel filter hood over. Plumbing for dishwasher. Part tiled walls. Side access door to the driveway.

#### **Pantry**

3'3" x 2'9"

Plumbing for washing machine. Gas boiler which supplies the central heating and hot water.

#### **Bedroom 1**

11'3" x 11'

Solid oak flooring. Radiator. Sliding patio door leading into:

#### **Conservatory**

12'9" x 11'7"

Tiled floor with underfloor heating (wet system) and wall mounted thermostat control. Double opening 'French' doors leading out to the rear patio and garden.

#### **Bedroom 2**

11' x 9'4"

Radiator.

#### **Bedroom 3**

9'3" x 7'10"

Radiator.

#### **Bathroom**

7'2" x 5'6"

With three piece white suite which consists of panelled bath with mixer shower and screen over, wash hand basin and w.c. set in vanity unit with storage. Tiled floor. Half tiled walls. Chrome heated towel rail. Extractor fan.

#### **Driveway**

#### **Carport**

With door leading through to the rear garden.

#### **Utility Room**

7' x 5'2"

## **Gardens**

To the front of the property is a lawned garden fronted by hedging. To the rear is a privately enclosed garden which is also laid to lawn with two paved patio areas and feature borders. Timber shed.

## **Tenure**

Freehold

## **Council Tax**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://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**

Viewing by appointment through Choice Properties on 01507 462277.

## **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.

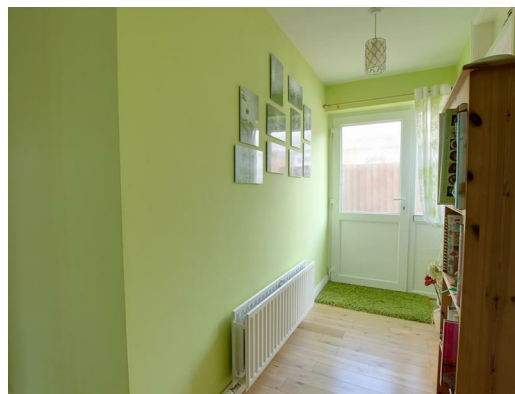
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **Website**

All details also available on our website [www.choiceproperties.co.uk](http://www.choiceproperties.co.uk)

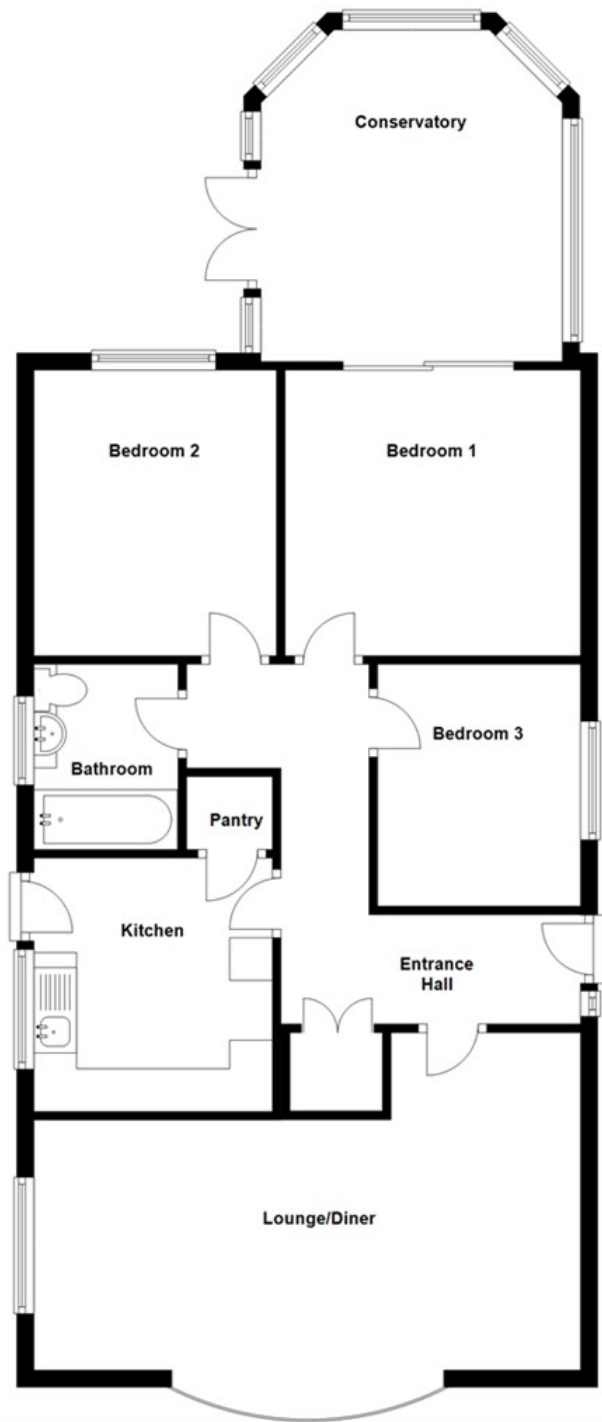
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Ground Floor





# Directions

From our Alford office head South along South Street then take your fourth left into Finsbury Street. Number 11 can be found on your left hand side.

