

The Brecklands Alford Road, Bilsby, LN13 9PY

Reduced To £219,950



Choice Properties are delighted to offer for sale this spacious detached bungalow with large driveway and garage benefiting from OPEN VIEWS to the rear and situated in a superb village location on the outskirts of the historic market town of Alford. Internally the accommodation can lend itself to having either 3 bedrooms or two reception rooms depending upon your needs. VIEWING HIGHLY RECOMMENDED!

The spacious well laid out internal accommodation has the benefit of Gas Central Heating and UPVC Double Glazing (the vendor is currently in the process of replacing the two bay windows and front entrance door with UPVC double glazing) and comprises:-

Entrance Hall

With front access door. Thermostat control switch for the central heating. Loft access to roof space with pull down ladder.

Sitting Room

11'1" x 12'11"

Bay window to the front. T.V. Aerial point. Telephone point.

Lounge

13'11" x 11'11"

Raised open fire grate with glass doors. Radiator.

Side Entrance Hall

Side Entrance door. Radiator. Cupboard housing Ideal Logic+ gas boiler which supplies the central heating.

Bathroom

With three piece suite which consists of corner bath with shower over, pedestal wash hand basin and low level flush w.c. Part tiled.

Kitchen/Diner

18'7" x 11'11"

With stainless steel sink unit and drainer. Wall and base units with work surfaces over. Indesit electric oven and belling electric hob. Cooker point. Sliding aluminium double doors to decked area and patio.

Bedroom 1

11'1" x 11'11"

With Bay window to the front. Open fireplace. Radiator. T.V. Aerial point.

Bedroom 2

10'11" x 10'5"

Radiator. Power points. T.V. Aerial point.

Bathroom

With three piece white suite which consists of corner bath with shower over. Pedestal wash hand basin and low level flush w.c. Part tiled. Radiator.

Driveway

Block paved driveway and turning area with ample space for many vehicles.

Car Port

Garage

18'11" x 10'0"

With double opening doors. Power and lighting. Rear access door.

Gardens

The property stands in good sized well maintained gardens. To the front double wrought iron gates lead you through to the large block paved driveway with turning area which provides plenty of space for numerous vehicles. The front garden also benefits from a well tended lawns with trees and shrubs to the front and side. To the rear is a sizeable garden which overlooks open views. The garden is well landscaped with pretty shrubs, ornamental trees a decked area and most attractive circular feature patio area.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C and the amount payable for 2017/18 is £1,362.03

Viewing Arrangements

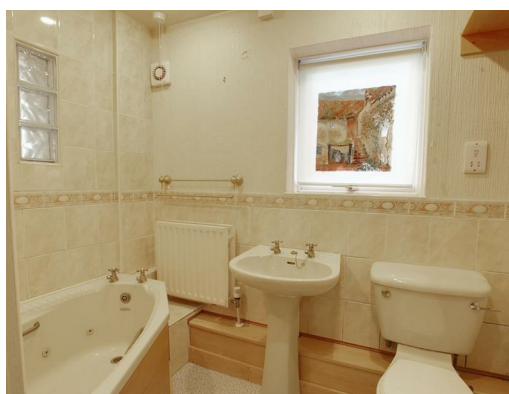
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire, LN13 9AE. Tel 01507 462277

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.

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.





Ground Floor



Directions

Take a left out of our Office and head north along South Market Place, once at the junction with the Church take a right and head along East Street until you come to the junction sign posted to Sutton on Sea, take a right here and you will find Brecklands a little way down on the left hand side.

