CHOICE PROPERTIES
ESTATE AGENTS

69 Parsons Lane, Alford, LN13 9HS

Price £162,950

Choice Properties are delighted to present to you this most spacious three bedroom semi detached house with two reception rooms and ample parking and garage situated in the heart of the historic and most charming market town of Alford.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea, Lincolnshire, LN12 2HB
Tel 01507 443777

Directors C.M.A. Bee, C.J. Bee, R.J. Houltby Reg No. 04839633

The Property Ombudsman
naea | propertymark PROTECTED

The well laid out internal accommodation has the benefit of Gas Central Heating and UPVC Double Glazing and comprises:-

Entrance Hall
6'2" x 5'1"
Staircase to 1st floor landing. Radiator.

Lounge
10'10" x 13'5"
With multi fuel burner. Radiator. 5 double power points.

Dining Room
11'10" x 15'5"
Wth multi fuel burner. 4 double power points. Electric consumer unit. Radiator.

Kitchen
14'3" x 9'5"
With newly fitted wall and base units in cream colour with work surfaces over. One and half bowl sink unit and drainer with mixer taps. Integrated electric fan oven and induction hob with extractor hood over. Radiator. Power points.

Utility
6'9" x 9'5"
With plumbing for washing machine. Power points. Gas Comb Boiler which supplies central heating and hot water.

WC
With low level flush w.c. and wash hand basin. Heated towel rail.

Landing
Fitted storage cupboard. Access to loft area.

Bedroom 1
10'10" x 13'5"
Radiator. Power points

Bedroom 2
9'1" x 6'11"
Radiator. Power points.

Bedroom 3
9'1" x 8'2"
Power points.

Bathroom
With three piece suite which consists of panelled bath with electric shower and screen over. Pedestal wash hand basin and low level flush w.c. Part tiled.

Driveway

Garage
With up and over door.

Gardens
The property is fronted by an attractive low level wall which encloses the front garden with it's attractive colourful flowers and shrubs. To the side of the property is a good sized driveway which gives access through a timber gate to the enclosed rear garden which is mainly paved.

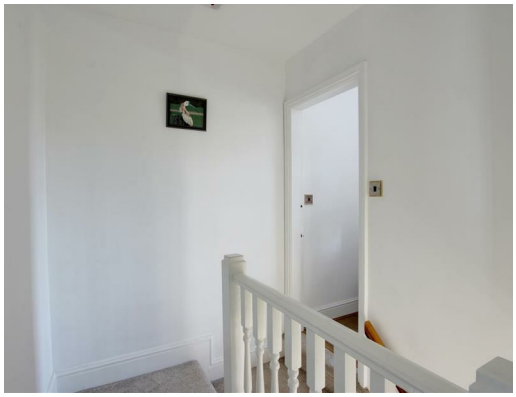
Tenure
Freehold

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
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

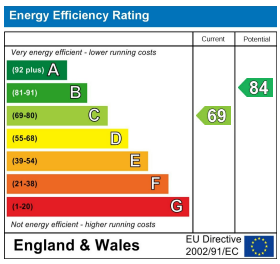
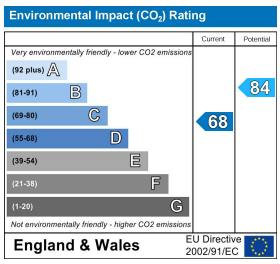
Viewing Arrangements
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

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
WC
Utility
Kitchen
Dining Room
Hall
Lounge
First Floor
Bedroom 3
Bedroom 2
Bathroom
Landing
Bedroom 1

Directions

Turn left out of our Office and head along towards the junction where you will see the Church in front, take another left here on to West Street and continue along until you come to the third turning on the left which will be Parsons Lane, turn in here and you will find no 69 a little way down on the right hand side.