

**105 Chauntry Road,
Alford, LN13 9HW**

Reduced To £159,950



****£169,000 REDUCED TO £159,950**** Choice Properties are delighted to present to you this stunning two bedroom detached bungalow which is situated in a quiet position in the small historic market town of Alford. With a fabulous brand new kitchen/diner and bathroom, we urge you to view this stylish home immediately.

The property has the benefit of Gas Central Heating, UPVC Double Glazing and UPVC soffits & fascias. Internally the well laid out accommodation consists of:-

Entrance Hall

Side Door to - L-shaped. Radiator. 1 single power point. 2 telephone points. Access to the partly boarded loft area.

Lounge

14'9" x 12'3"

Radiator. 4 double power points. T.V. aerial point. Centre lighting and wall lighting.

Kitchen/Diner

21'2" x 9'0"

With white gloss wall and base units with grey work surfaces over. Sink unit and drainer with mixer tap. Integrated Electric Fan Oven with Electric Hob and extractor hood over. Integrated microwave. Plumbing for washing machine. Integrated fridge freezer. Power points. Radiator. Thermostat control. Spot lighting.

Bedroom 1

9'2" x 12'3"

Window to rear, Radiator, power points and lighting.

Bedroom 2

12'1" x 9'0"

Window to rear. Radiator, power points and lighting.

Bathroom

Window to side. With three piece bathroom suite which consists of Shower over Panelled bath, Wash hand basin set in vanity unit and low level flush w.c. Radiator.

Garage

Up and over door, Side access door. Power and lighting.

Combination Boiler.

Driveway

Gardens

The property stands on a well tended plot with an open plan lawn to the front and private enclosed garden to rear which has been laid to lawn with patio area and pretty flower borders.

Tenure

Freehold.

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.

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 B

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

