

30 Coles Avenue,  
Alford, LN13 0AH

Price £199,950



If you are looking for a most spacious, two bedroom detached bungalow with a Sun Room, Garage and pleasant gardens, then look no further. With NO ONWARD CHAIN Choice Properties are delighted to present to you this lovely home. Occupying a pleasant corner position in a good residential location handy for the historic market town of Alford we highly recommend viewing this property.

The property has the added advantage of Gas Fired Central Heating & UPVC Double Glazing and internally comprises:-

### **Entrance Hall**

5'9" x 4'1"

With UPVC Double glazed front door with glazed side screen. Door to the garage. Door to:-

### **Kitchen**

15'8" x 8'10"

With fitted wall, base and drawer units with work surfaces over. Matching display wall cabinets and breakfast bar. One and half bowl stainless steel sink unit and drainer with mixer tap. Integrated dishwasher. Integrated fridge. Lamona electric hob with extractor hood over. Lamona built in oven and grill. Housing for microwave. Electric cooker point. Power points. Radiator. Door to:-

### **Inner Hallway**

14'10" x 7'09" max

With two fitted cupboards. Radiator. Power point. Door to:-

### **Sun Room**

8'8" x 8'7"

With double opening UPVC doors leading on to the garden. Telephone point.

### **Lounge**

14'9" x 12'7"

With dual aspect windows. Gas fire set in feature timber surround and storage unit. Radiator. Power points. T.V. aerial point.

### **Bedroom 1**

13'00" x 12'11"

Radiator. Power points. Fitted wardrobes and cupboard.

### **Bedroom 2**

12'11" x 12'9"

Radiator. Power points.

### **Bathroom & w.c.**

10'10" x 6'5"

With four piece white bathroom suite which consists of panelled bath, shower cubicle with Briston shower, push button flush w.c. and pedestal wash hand basin. Part tiled. Radiator. Loft access to roof space. Airing cupboard with hot water cylinder.

### **Driveway**

### **Garage**

17'2" x 9'5"

With up and over door. Power and lighting. Door to w.c. Rear access door. Personal access door to Entrance hallway.

### **Gardens**

The property stands on an attractive corner plot and the front and side gardens are laid mainly to lawn and are framed by a pretty low level brick wall. A wrought iron gate gives pedestrian access to the bungalow together with double wrought iron gates which give access to the driveway and Garage. The rear garden is completely private and is laid to lawn and also benefits from a patio area.

### **Tenure**

Freehold

### **Council Tax Band**

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 - Gross amount payable £1,502.93 for 2018

### **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.

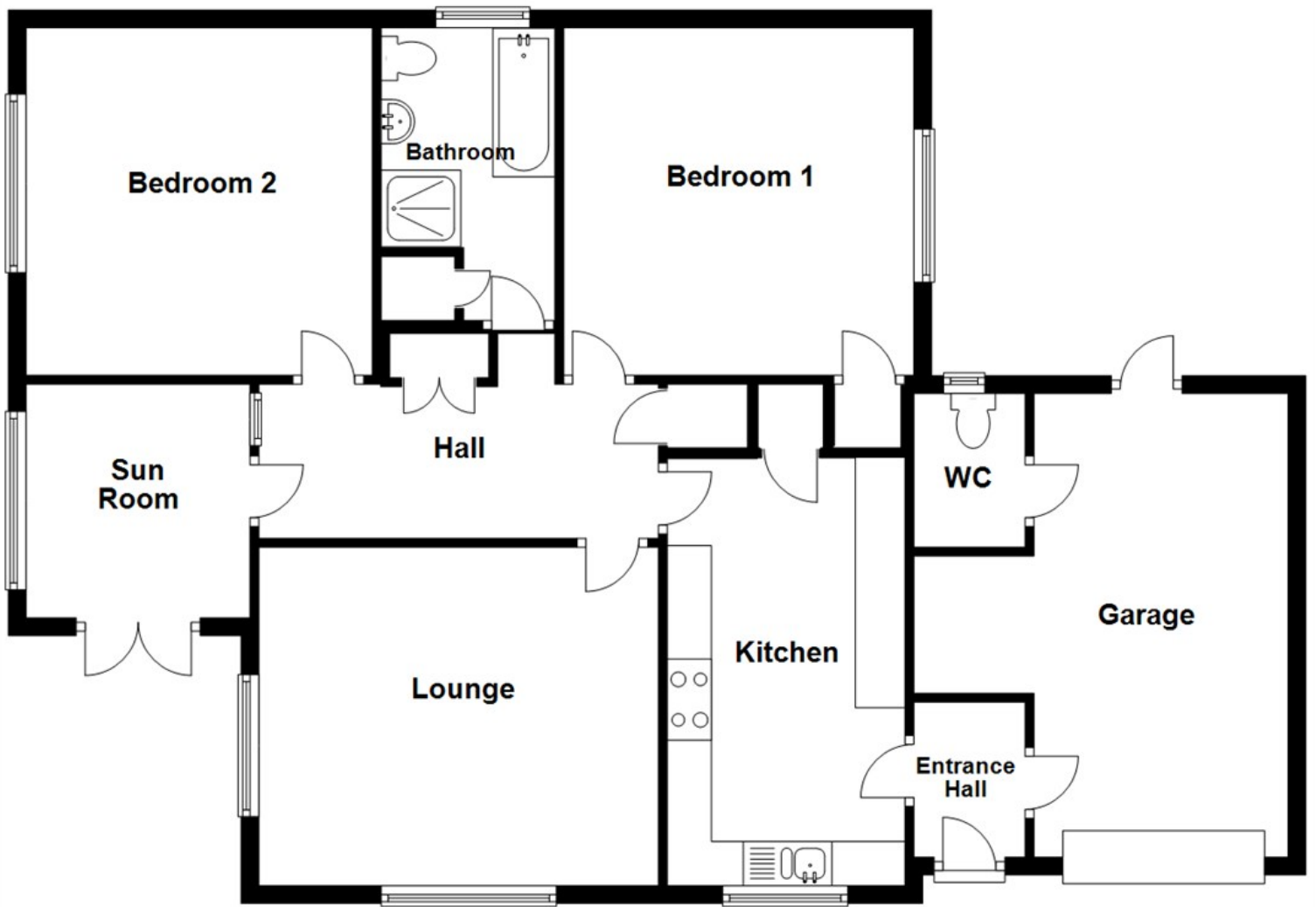
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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

From our Alford office head East towards the church. Turn left onto High Street/West Street then take your fifth right onto Tothby Lane before turning left into Coles Avenue. Number 30 can be found on your left hand side on the corner of Stephenson Close.

