

**8 Rawnsley Close,
Alford, LN13 9PZ**

Price £199,950



We offer for sale this spacious well appointed two/three bedroom detached bungalow situated in a sought after residential position convenient for the town centre and local amenities.

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

Front Entrance Door to:

Entrance Porch

3'11" x 3'7"

Door to:

Hallway

21'9" x 3'6" ext to 9'1"

Radiator. Telephone point. Thermostat control for the central heating. Access to loft area. Airing cupboard housing the hot water cylinder with immersion heater.

Lounge

18'10" x 12'0"

Wood Burner set away from the wall. Radiator. T.V. Aerial point. Sliding patio doors leading out to the front garden.

Kitchen

10'5" x 10'1"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Plumbing for automatic washing machine. Space for American style fridge/freezer. Integrated dishwasher. Integrated double Electric Oven and 5 Ring Gas Hob with extractor hood over. Radiator. Part tiled walls. Door leading out to the rear garden. Gas Boiler which supplies the central heating and hot water. Programmer controls.

Dining Room

9'10" x 7'11"

Radiator. Open plan leading through to:

Conservatory

11'3" x 10'1"

2 Radiators. Door leading out to the rear garden.

Bedroom 1

10'5" x 10'1"

Radiator. Fitted wardrobes.

Bedroom 2

10'5" x 9'5"

Radiator. Fitted wardrobes.

Bathroom

9'3" x 6'5"

With four piece white bathroom suite which consists of panelled bath with shower mixer taps, shower enclosure with electric shower, wash hand basin and w.c. Half tiled walls.

Driveway

With double opening gates.

Garage

18'4" x 9'0"

With Up and Over door. Power and lighting. Rear Access Door.

Gardens

The garden to the front of the property is laid to lawn with flower beds and borders fronted by a low level brick wall. To the side is gated access to the side garden which is gravelled with flower beds and borders leading to the rear patio garden with timber decked area plus gravel and slate 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

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 472016.

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.

Websites

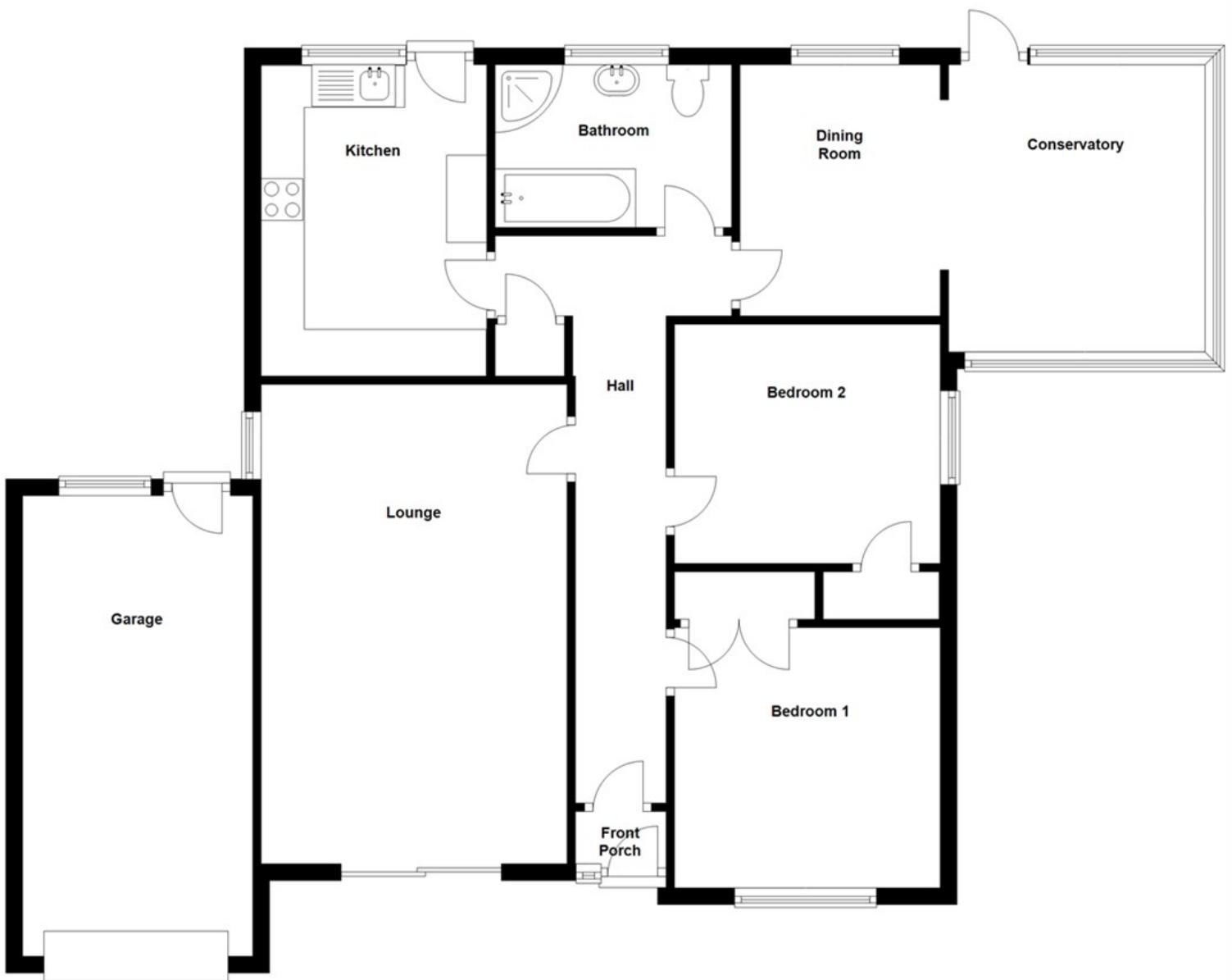
All details also available on our website www.choiceproperties.co.uk

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Ground Floor



Directions

From our Alford office head South along South Street then take your fifth left into Farlesthorpe Road. Rawnsley Close is on your left hand side.

