

Gastons Sutton Road, Markby, LN13 9QJ

Reduced To £259,950



£269,950 REDUCED TO £259,950 With open views to both the front and rear Choice Properties are delighted to present to you this most spacious detached 3 bedroom bungalow with spacious Conservatory & Garage. Located in the small country village of Markby on the outskirts of the historic market town of Alford this beautiful home stands in good sized lawned garden and has been lovingly re-furbished by it's current owners. Viewing is Highly Recommended!

With the added advantage of Gas Central Heating, UPVC Double Glazing and LED lighting and speakers in two Bedrooms and Kitchen the well laid out internal accommodation consists of:-

Entrance Hall

With UPVC double glazed entrance door with glazed panels to each side. Radiator. Power points. Loft access with pull down ladder to loft space.

Lounge

10'0" x 16'0"

With large picture window. Radiator. Power points. T.V. aerial point.

Kitchen/Dining Room

20'0" x 9'0"

With fitted wall and base units which incorporate a wine rack and drawer sets with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Part tiled metro style walls. Smeg Gas hob with extractor hood over. Stoves electric oven. Microwave space. Plumbing for automatic washing machine. Plumbing for dishwasher. Power points. T.V. aerial point. 2 radiators. LED Lighting. Speakers to ceiling. Door to:-

Conservatory

Tiled floor. Radiator. Power points. Double doors opening on to the decked area.

Bedroom 1

10'0" x 13'0"

Radiator. Picture window to the front. Power points. LED lighting. Speakers to ceiling.

Bedroom 2

9'7" x 12'0"

Radiator. Power points. LED Lighting. Speakers to ceiling.

Bedroom 3

5'6" x 8'8"

Radiator. Power points.

Bathroom

With 'L' shaped bath with mains shower over featuring LED waterfall mixer tap with temperature sensor. Wash hand basin with LED waterfall mixer tap with temperature sensor set in vanity unit. Part tiled. Airing cupboard housing 'Ideal' Combi boiler. LED lighting. Speakers to the ceiling.

Separate WC

With back to wall push button flush w.c. Part tiled.

Driveway

With ample parking space for two vehicles.

Garage

With up and over door. Personal access door. Power & lighting.

Gardens

To the front of the property is a good sized driveway which gives access to the garage. A well tended garden with colourful flower borders fronts the bungalow. To the rear stands a large private enclosed garden which is laid mainly to lawn with an attractive decked area with lighting. For the green fingered amongst you the garden benefits from a vegetable patch and large greenhouse with power and lighting and an outside water tap. Also included in the sale is a Summer House with power and lighting.

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

Council Tax Band - C Gross amount payable for 2019 is £1,489.44

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.

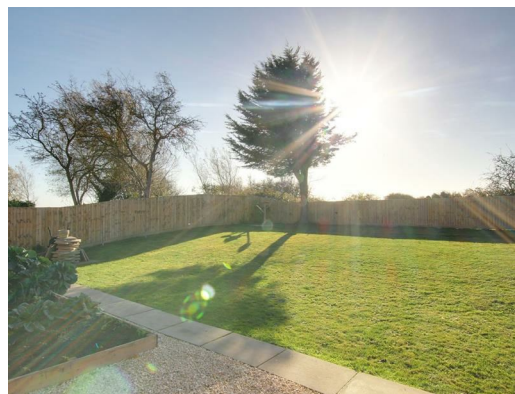
Website

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

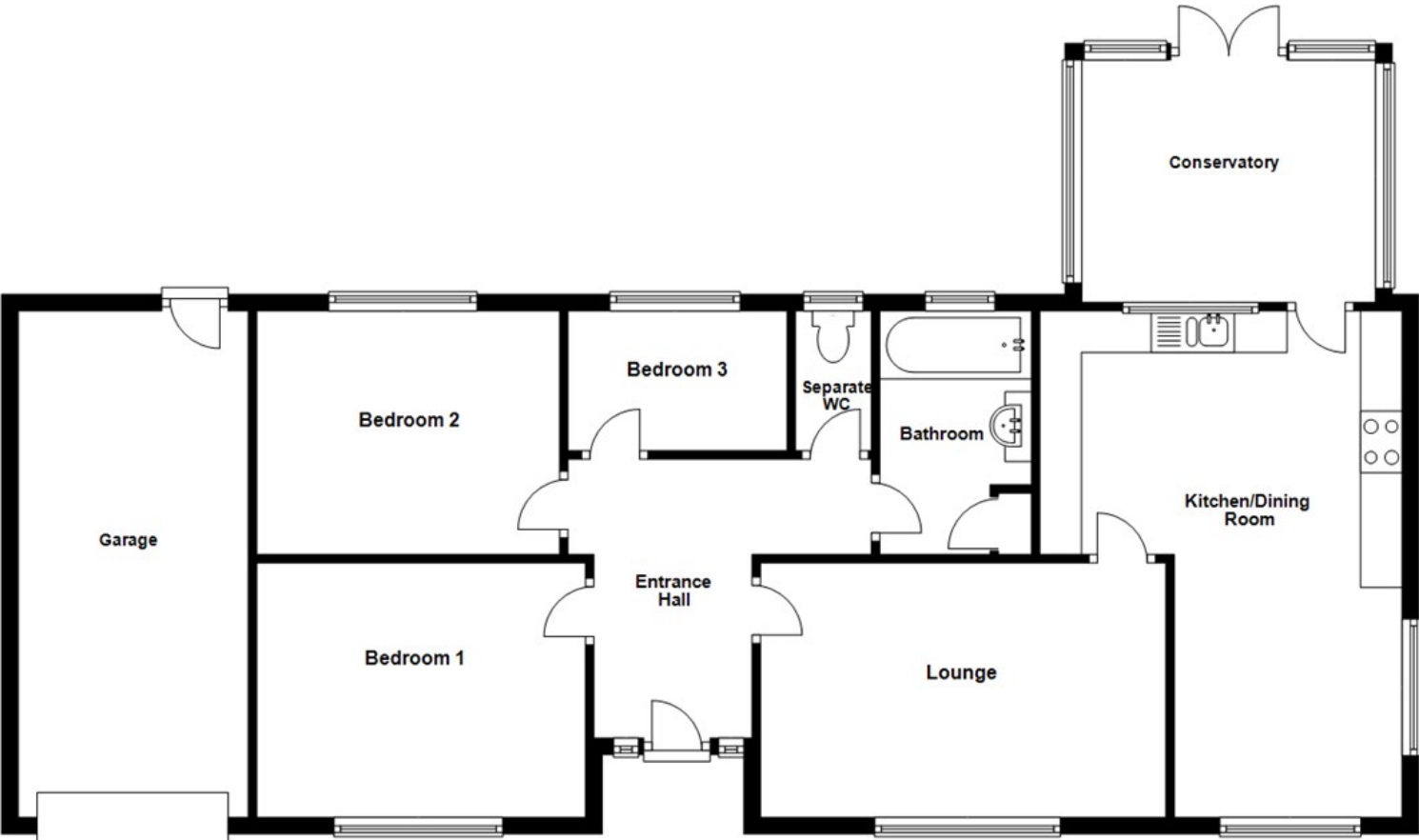
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Ground Floor



Directions

From Alford head towards Bilsby then after passing the petrol station in the village keep on the road in the direction of Sutton on Sea. After around two miles you will reach Markby and 'Gastons' can be found on your right hand side after the bend.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		100	Very environmentally friendly - lower CO ₂ emissions		100
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

