

18 Seymour Lane,
Alford, LN13 9AP

Reduced To £97,500



*** £99,950 REDUCED TO £97,500 *** We offer for sale this pleasant two bedroom mid terrace house situated in a quiet residential position convenient for the town centre and local amenities.

The property has the benefit of Gas central heating and UPVC double glazed windows & doors. Internally the well presented internal accommodation consists of:

Front entrance door leading into:

Lounge

12' x 12'

Double radiator. 3 double power points. Telephone point. Fitted cupboards and shelving. Laminate flooring. Gas and Electric Meters. Opening leading through to:

Dining Kitchen

16'10" x 12'

DINING AREA: Double Radiator. 1 double power point. Laminate flooring. Staircase to first floor landing with storage area underneath.

KITCHEN AREA: Fitted wall and base units with work surfaces over. 1.5 Bowl sink unit and drainer with mixer taps. Stainless steel Electric Oven and Hob with extractor hood over. Plumbing for washing machine. Part tiled walls. 2 double power points. Laminate floor. Door leading out to the rear patio and garden.

First Floor Landing

1 double power point. Smoke alarm.

Bedroom 1

12' x 9'3"

Radiator. 2 double power points. Fitted storage area. Fitted cupboard housing Gas combination boiler which supplies the central heating and hot water.

Bedroom 2

12' x 5'10"

Radiator. 1 double power point. Telephone point. Fitted shelving. Access to loft.

Bathroom

9' x 6'7"

With white bathroom suite which consists of panelled bath with mixer shower taps, shower cubicle with mixer shower and pedestal wash hand basin. Part tiled walls. Laminate flooring. Radiator. Electric shaver point. Extractor fan.

Separate W.C.

6'5" x 3'0"

With white w.c.

Gardens

To the side of the property is a passageway which leads around to the rear of the property. The pleasant rear garden is laid to lawn with a variety of trees, plants and shrubs. Paved patio area. Brick store. Timber storage unit. Outside lighting. Outside water tap. There is also a Parking space outside the front of the property.

Tenure

Freehold.

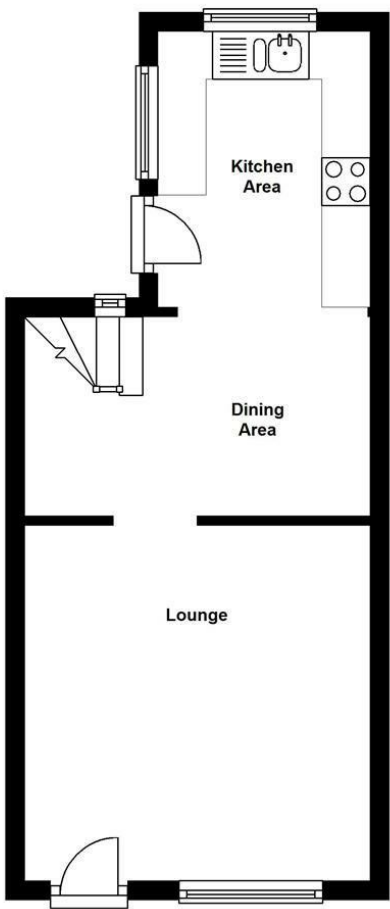
VIEWING ARRANGEMENTS

Viewing by Appointment through Choice Properties on Tel: 01507 462277

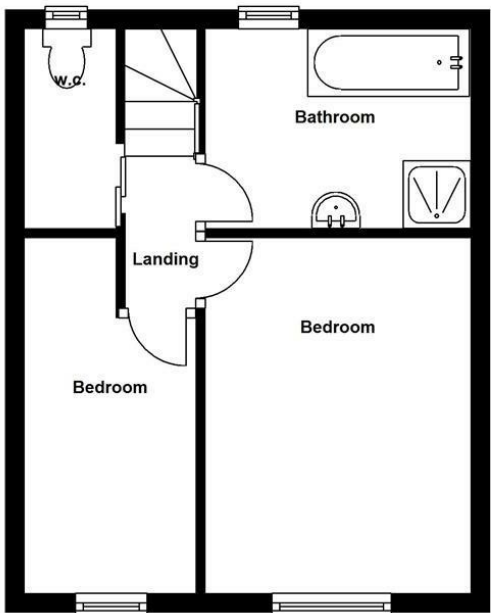
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Ground Floor



First Floor



Directions

From our Alford office head South along South Street, pass the recreation ground and continue around the left hand bend then you will see Seymour Lane on your left hand side. Number 18 is located towards the end on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	75	76
(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	

