

Lundy Back Lane,
Bilsby, LN13 9PT

Reduced To £224,950



£239,950 REDUCED TO £224,950 Situated in the sought after country village of Bilsby, Choice Properties are delighted to present to you this most spacious detached 3 bedroom bungalow which also offers 2 Reception rooms, Conservatory, Garage and a double driveway. Ideally located for the historic market town of Alford we certainly recommend viewing this property.

With the advantage of UPVC Double Glazing and Gas Fired central heating the well laid out accommodation comprises:-

Side Entrance Porch

Window to side, door to:

Entrance Hall

Fitted storage cupboard. Airing cupboard with hot water cylinder and immersion heater. Telephone point Thermostat control switch. Loft access to roof space. Power points.

Living Room

17'11" x 13'10"

Bay window to front. Feature stone fireplace housing a gas fire. Radiator. Power points.

Lounge / Diner

13'4" x 10'5"

Double radiator. Power points. Searving hatch to kitchen. Open plan to:-

Conservatory

Radiator Power points. Double opening doors to conservatory patio area.

Kitchen

13'4" x 10'10"

Part tiled,. Stainless steel sink unit and drainer. Wall and base units with work surfaces over. Time control switch. Cupboard housing warchester gas boiler whichh supplies central heating.

Rear Porch/ Utility

Base units with work surfaces over. Power points. Plumbing for automatic washing machine. Rear UPVC Door.

Bedroom 1

11'11" x 12'11"

Radiator. Power Points.

Bedroom 2

8'11" x 10'0"

Radiator. Power points.

Bedroom 3

7'10" x 9'10"

Radiator. Power Points.

Bathroom

Panelled bath with shower over. Wash hand basin set in vanity unit.

Separate WC

With low level flush w.c.

Double Driveway

There are driveways to each side of the property.

Garage

10'00" x 18'06"

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

Gardens

This super home has the benefit of driveways to both sides of the property giving plenty of car standing space. A well tended lawn front the bungalow and the rear garden is accessed through wrought iron gates to each side. The garden to the rear is generous in size and is mainly laid to lawn with a paved patio area and a separate raised decked 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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C and the amount payable for 2017/18 is £1,362.03

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

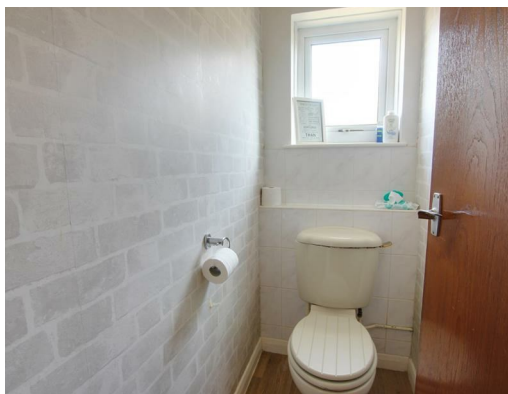
Making an Offer

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.

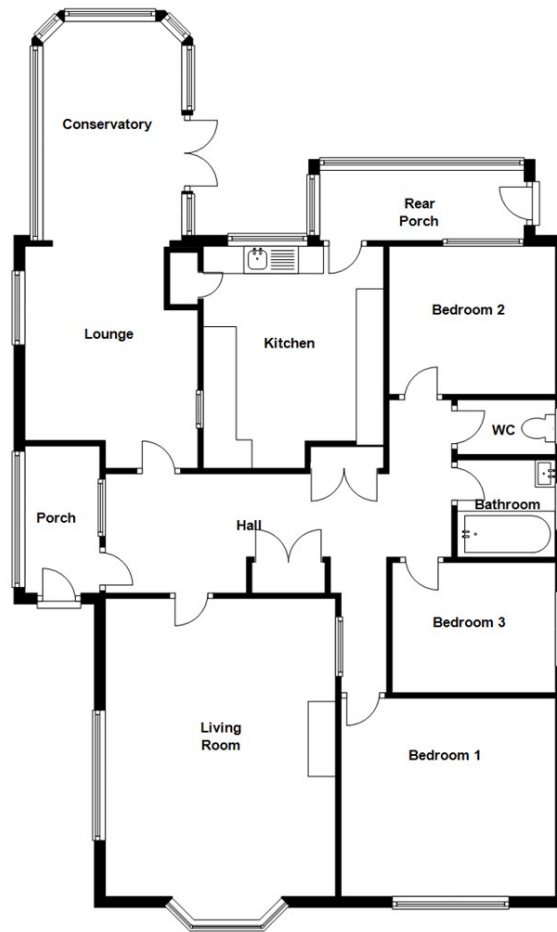
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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 Alford head East along East Street then turn right near the windmill in the direction of Bilsby. After passing the petrol station in Bilsby turn right onto Thurlby Road then right again into Back Lane. The property can be found a short way along on your right hand side named Lundy.

