

8A Tothby Lane,
Alford, LN13 0AG

Price £299,950



Occupying a most secluded position with private spacious gardens in central location Choice Properties are delighted to present to you this large detached bungalow offering 4 bedrooms, 2 bathrooms and two garages.

Ideally located for all amenities in the pleasant historic market town of Alford we highly recommend viewing this beautiful home.

This beautiful home is centrally located yet most private and is handy for the local schools, shops and amenities. With the benefit of Gas Central Heating and UPVC Double glazing the well laid out internal accommodation consists of:-

Entrance Hall

Radiator. Fitted storage cupboard and cupboard housing the gas combination boiler which supplies the central heating and hot water. Smoke alarm. Access to the loft area.

Lounge

13'7" x 16'10"

Bow window to front. Radiator .T.V. aerial point. Archway leading through to the:-

Dining Room

10'7" x 11'10"

Radiator. Sliding patio door leading out to on to the rear garden.

Kitchen

11'9" x 14'0"

With fitted wall and base units with work surfaces over. Glazed cabinets and wall mounted plate racks. One and half bowl sink unit and drainer with mixer tap. Range oven which incorporates two electric ovens and an eight ring gas hob. Integrated dishwasher. Integrated fridge. Part tiled walls. Radiator.

Utility Room/Conservatory

5'6" x 14'0"

Fitted base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine and dryer. Electric wall mounted heater. Door leading out to the rear garden.

Bathroom

With three piece white bathroom suite which consists of panelled bath with electric shower over and side screen, wash hand basin set in vanity unit and w.c. with dual push button flush. Chrome heated towel rail. Tiled floor. Fully tiled walls. Spot lighting. Extractor fan.

Bedroom 1

12'6" x 12'4"

Fitted wardrobes . Radiator. Telephone point.

Bedroom 2

11'9" x 10'8"

Radiator.

Inner Hallway

Window to side, door to:

Bedroom 3

8'3" x 13'11"

Fitted storage cupboard. Radiator.

Bedroom 4

9'1" x 10'9"

Fitted wardrobe. Radiator.

Shower Room

Large shower area with twin head mixer shower. Wash hand basin set in vanity unit and w.c. with dual push button flush. Fully tiled walls. Chrome heated towel rail. Radiator. Electric shaver point. Spot lighting. Extractor fan.

Large Driveway

Spacious gravelled driveway with parking for many vehicles.

Carport

Covered car port with archways to front and rear. Side access door to the garages.

Garage/Workshop

Electric remote operated garage door. Power and lighting. Side access door.

Garage 2

Electric remote operated garage door. Power and lighting. Side access door.

Gardens

The property is located in a secluded position with private well presented gardens which are laid to lawn and bordered by hedging and trees. There is also a wide variety of fruit trees, flower beds and feature borders. Vegetable garden with raised vegetable boxes. Two patio areas. Brick built store. Chicken shed with power and lighting plus a chicken run. Outside water tap. Outside power point. Exterior sensor 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 - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

Viewing Arrangements

Viewing is Accompanied and 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 towards the Church, turn left on to High Street/West Street then at the Police Station turn right on to Tothby Lane. The gravel driveway leading up to 8A can be found on your right hand side opposite Coles Avenue.

