

24 South Street,  
Alford, LN13 9AQ

Reduced To £275,000



WAS £284,950 \* \* \* \* NOW REDUCED TO £275,000\*\*\*\*Choice Properties are delighted to present to you this most stunning, well appointed 4 bedroom detached dormer bungalow. This lovely home offers so much living space which has been modernised to a high standard and with the added benefit of a Double Garage and large driveway we urge you to view this home immediately.

Situated in a good central location ideally located for Alford's town centre and amenities the property has the added advantage of Gas Fired Central Heating and UPVC Double Glazing and the well laid out internal accommodation consists of:-

### **Open Entrance Porch**

Open Porch with attractive feature pillar. Door to brick store.

### **Entrance Hall**

Large entrance hall with Composite front door and glass side screen. Electric consumer unit. Radiator. Power points. Telephone point. Delft rack. Door to Inner Hall area.

### **Inner Hall**

With coat hooks. Radiator. Staircase to Landing. Thermostat

### **Kitchen/Diner**

15'11" x 10'2"

With large UPVC picture window. White sink unit and drainer with mixer tap and mini max water softener and water filter. Pale blue wall and base units with wooden work surfaces over. Part tiled. Space for range cooker . Plumbing for automatic washing machine. Radiator. Cooker point. Power points.

### **Lounge**

12'10" x 19'5"

With large UPVC picture window. Open fire set in attractive limestone and slate fireplace. Power points. T.V. Sky Aerial point. Radiator.

### **Bathroom & w.c.**

8'06" x 10'10"

With four piece bathroom suite which consists of large walk in shower cubicle. Panelled bath with mixer tap. Low level flush w.c. and pedestal wash hand basin. Fully tiled walls. Shaver point. Heated towel rail.

### **Bedroom 2**

13'10 x 10'7"

Radiator. Power points. Telephone point.

### **Bedroom 3**

10'4" x 13'10"

Radiator. Delft rack. Power points.

### **Landing**

### **Bedroom 1**

13'1" x 13'10"

Fitted wardrobes. Power points. Radiator.

### **Cloakroom**

With low level flush w.c. and pedestal wash hand basin. Towel Rail.

### **Bedroom 4**

6'4" x 13'10"

Radiator. Power points. Loft access to roof space. Two doors to loft space area.

### **Large Driveway**

Large gravelled driveway with turning area and ample parking space for may vehicles.

## **Garage**

Electric up and over door. Power point & lighting. Personal access door. Remeha Gas Boiler which supplies central heating system and domestic hot water. Hot water cylinder and immersion heater. The window in the garage is not UPVC Double Glazed. Cold Water Tap

## **Gardens**

To the front of the property is an attractive garden area with many colourful shrubs and plants and driveway to the side which leads on to the private enclosed rear garden laid mainly to lawn with attractive well tended shrub borders, patio area, gravelled ornamental garden and fish pond.

## **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](http://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 for 2018/19 is £1,502.93

## **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.

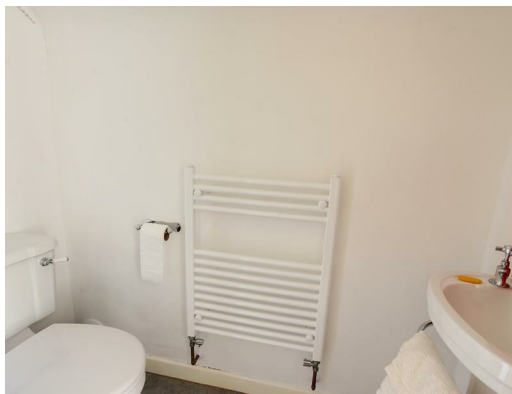
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you

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.

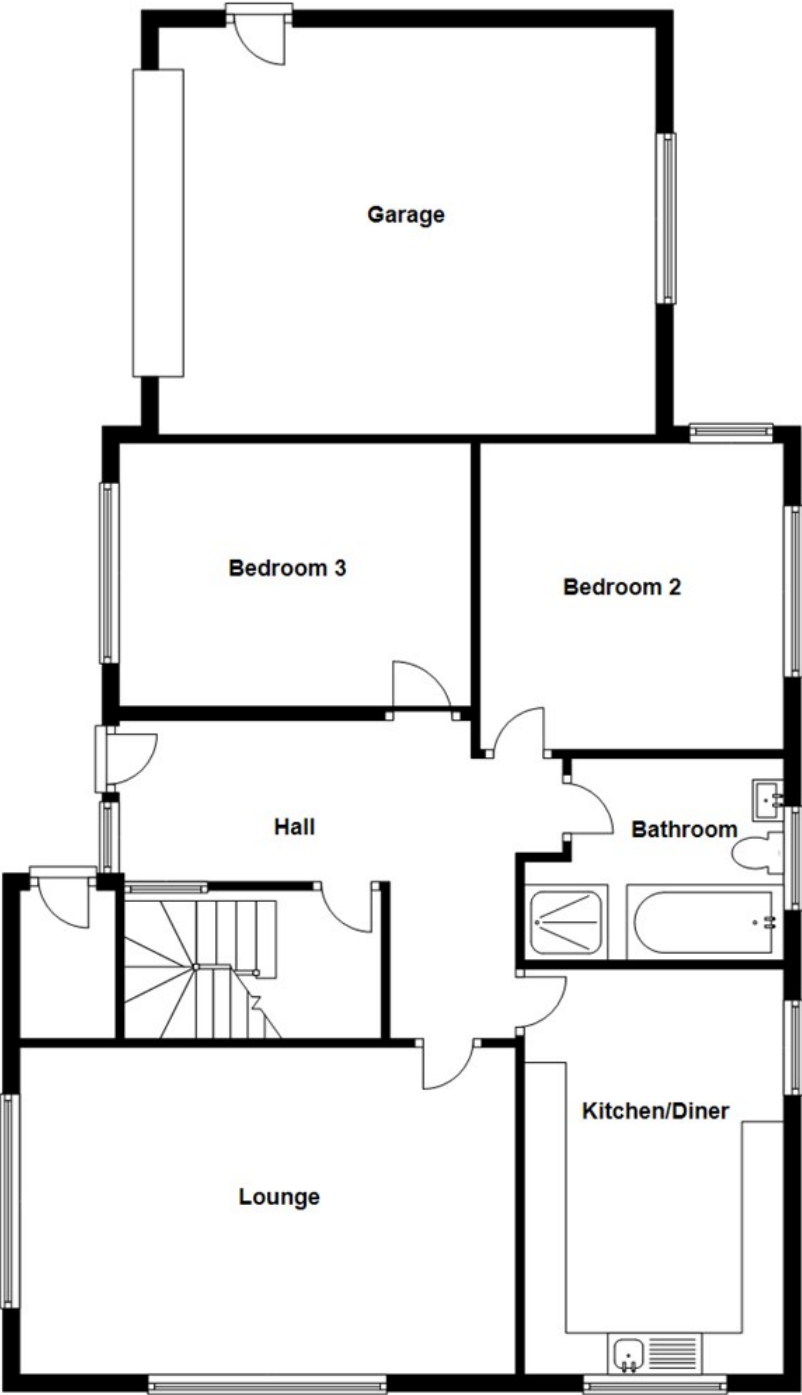




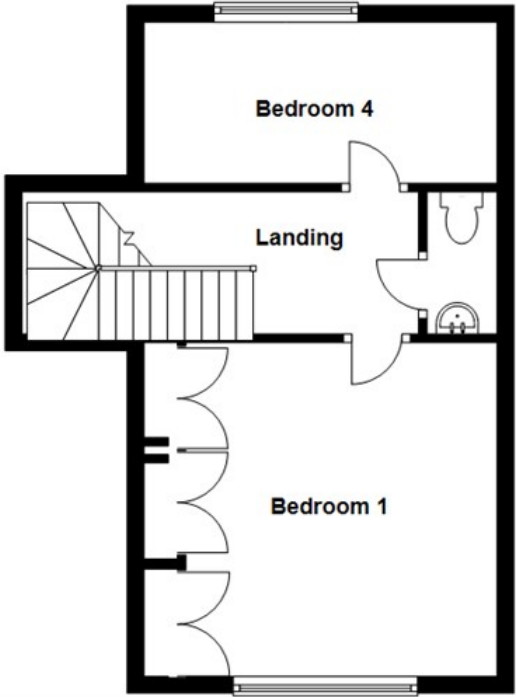




Ground Floor



First Floor





# Directions

Take a right out of our Office and head south on to South Street and no 24 can be found a little way down on the right hand side.

