

2 Gibson Way,  
Alford, LN13 9PD

Price £239,950



**\*\*\*NO ONWARD CHAIN\*\*\*** Choice Properties are delighted to present to you this beautiful modern four bedroom family house with a fantastic large open plan kitchen/dining room and the benefit of a good sized garage. Located in a good position within the charming historic market town of Alford we invite you to view this lovely spacious home.

With the added advantage of under floor heating and sealed unit double glazing the well laid out internal accommodation consists of:-

### **Entrance Hall**

6 x 5'10"

With wooden floor. Power points. Burglar alarm. Staircase to Landing.

### **Cloakroom**

With low level flush w.c. and wash hand basin. Extractor fan.

### **Lounge**

22'7" x 9'8"

With attractive open feature fireplace set in Adam style surround with marble hearth. Power points. Telephone point. Thermostat control switch for central heating. Double opening french door to garden.

### **Kitchen/Diner**

22'7" x 18'2" (max)

Stone coloured wall and base units with work surfaces over. Feature island which incorporates a Gas Hob with pan drawers and corner cupboards under. One and half bowl stainless steel sink unit and drainer with mixer tap. Part tiled. Space for american fridge/freezer. Integrated oven and microwave. Integrated washing machine. Separate Dining area. Double opening french doors to decked area. Power points.

### **Utility Room**

5'5" x 5'10"

Work surface which incorporates a stainless steel circular sink unit and mixer tap. Part tiled. Time control switch for central heating. Worcester Gas Combi boiler. Door to storage cupboard. Rear access door.

### **Study**

7'3" x 7'8"

Power points.

### **Landing**

12'11" x 10'

Power points. Smoke alarm.

### **Bedroom 1**

12'3" x 9'8"

Fitted wardrobes. Power points. Door to:-

### **En Suite**

5'6" x 5'10"

With corner shower cubicle. Pedestal wash hand basin. Low level flush w.c. Heated towel rail.

### **Bedroom 2**

12'8' 16'6" (max)

Power points. Door to:

### **Jack and Jill En Suite**

9'5" x 7'9"

This room has adjoining doors to Bedrooms 2 and 3. With corner shower cubicle. Pedestal wash hand basin. Low level flush w.c. Airing cupboard.

### **Bedroom 3**

12'3" x 9'6"

Power points. Loft access to roof space.

## **Bedroom 4**

6'3" x 9'7"

Power points.

## **Bathroom & W.C**

6'3" x 7'9"

With free standing roll top bath with taps for mixer shower attachment. Pedestal wash hand basin. Low level flush w.c. Heated towel rail

## **Block Paved Driveway**

With ample space for 3/4 cars.

## **Detached Garage**

With up and over door. Power and lighting.

## **Gardens**

To the front of the property a 5 bar gate leads you through to the spacious block paved driveway which gives access to the Detached Garage with an easily maintainable gravelled garden area to the side. To the rear is a private garden laid mainly to lawn with ornamental fruit trees and a good sized decked area with an attractive pergola over.

## **Tenure**

Freehold

## **Council Tax**

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 - C

## **Viewing Arrangments**

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

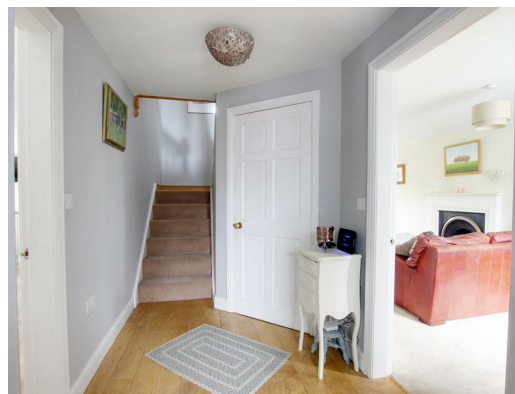
## **Making an Offer**

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.

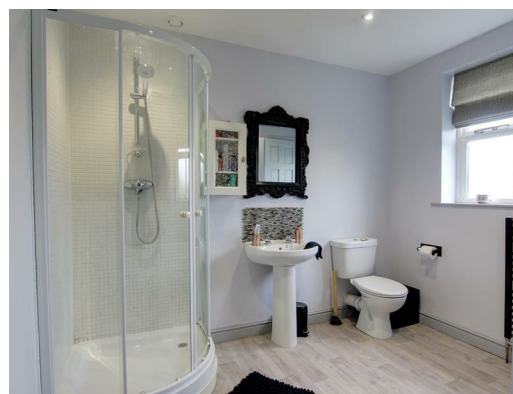
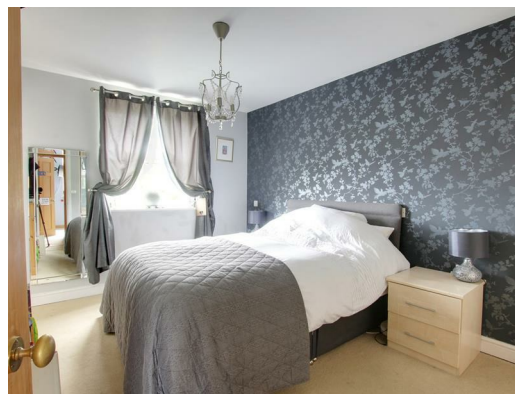
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

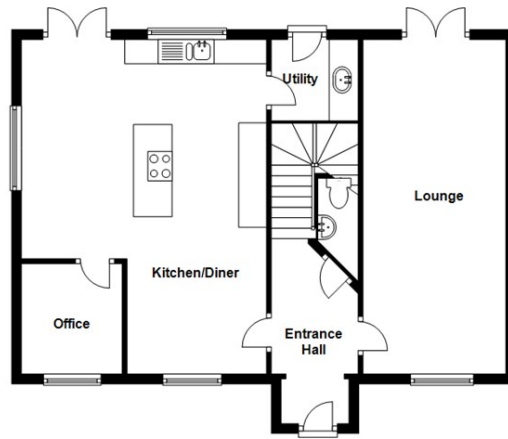




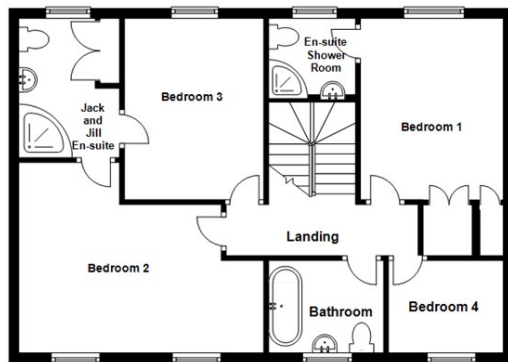




Ground Floor



First Floor



# Directions

From our Alford office head South along South Street and onto Willoughby Road, take the first left onto Farlesthorne Road. From this take the second right onto Gibson Way and you will find number 2 on the left hand side.

