

5 Hazel Walk,
Alford, LN13 9BX

Reduced To £229,950



*****£235,000 REDUCED TO £229,950*** EXCHANGE
CONSIDERED!** Choice Properties are delighted to offer for
sale this attractive, stylish and most spacious detached
modern home offering three bedroom accommodation. The
property is situated in a pleasant location handy for the local
amenities, schools and shops in this historic market town
which is situated at the foot of the Lincolnshire Wolds.

With the benefit of attractive UPVC sash style double glazed windows and Gas fired central heating the spacious and well laid out internal accommodation consists of:-

Entrance Hall

Front Door. Radiator. Staircase to Landing.

Study

7'2" x 6'8"

Radiator.

Lounge

17'5" x 10'0"

2 Radiators. Thermostat control switch for the central heating. Double UPVC double glazed doors leading out on to rear patio.

Kitchen/Diner

17'0" x 13'3"

With attractive white gloss wall and base units incorporating drawer set and integrated fridge/freezer and integrated dishwasher. One and half bowl stainless steel sink unit and drainer with mixer tap. Electric fan oven with Gas Hob with black glass splashback and extractor hood over. Plumbing for automatic washing machine. 2 Radiators. Potterton pro max ultra combi gas boiler which supplies central heating and hot water. two sets of double opening UPVC double glazed doors leading on to the rear patio and garden.

Ground Floor Cloakroom

With back to wall w.c. with push button flush. Wash hand basin with tiled splashback. Radiator.

Landing

Radiator. Loft access to the roof space.

Bedroom 1

15'11" x 9'11"

Radiator. Cupboard over the stairs.

En-suite

With shower cubicle, wash hand basin with mixer tap set in vanity unit. Push button flush w.c. Radiator. Part tiled.

Bedroom 2

11'9" x 10'3"

Radiator.

Bedroom 3

10'11" x 10'0"

Radiator.

Bathroom

With three piece white suite which consists of back to wall w.c. with push button flush set in vanity unit which incorporates wash hand basin and cupboard space. Panelled bath with mixer shower over.

Driveway

Garage

With up and over door. Power and lighting.

Gardens

To the front of the property is an open plan lawned area. To the rear is a good sized garden which is attractively walled and fenced for added privacy and which features two patio areas for catching the most of the summer sunshine. The rear garden is laid mainly to lawn with attractive ornamental shrub borders.

Tenure

Freehold.

The property is subject to a maintenance fee which is approx £140.00 pa and is paid by all homeowners on the development towards the upkeep of the open spaces.

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

Council Tax Band - C Gross amount payable for 2019 is £1,591.71

Making an offer

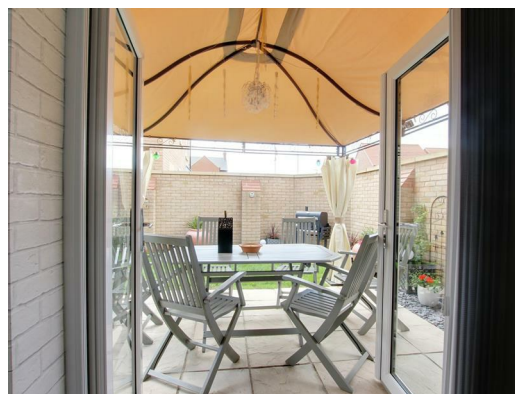
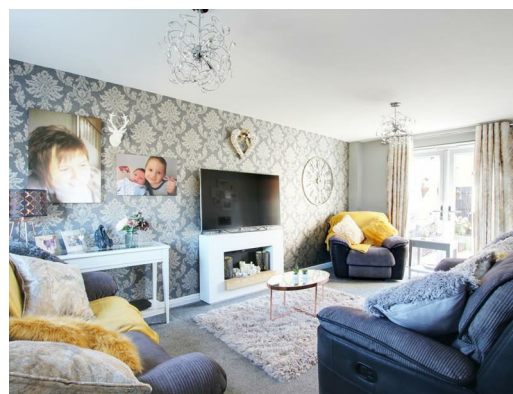
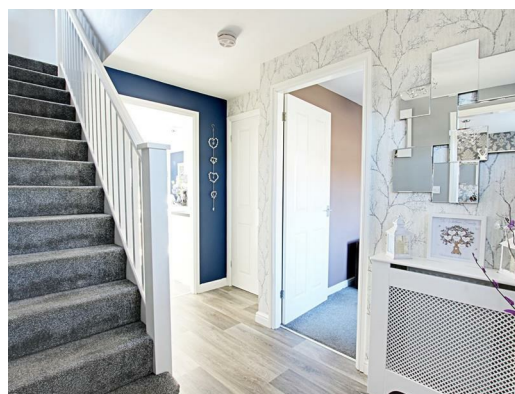
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

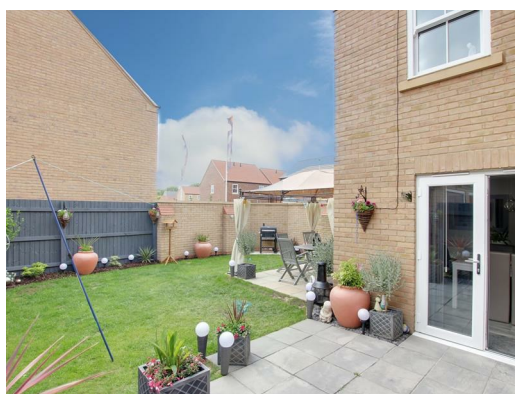
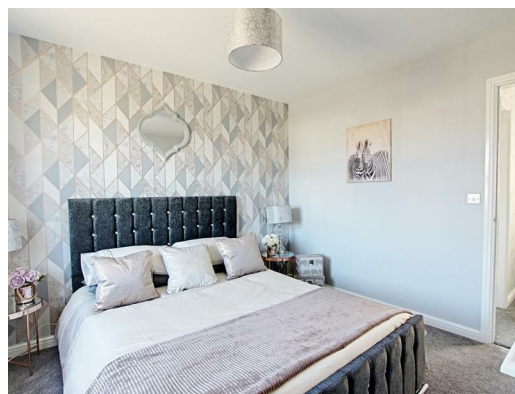
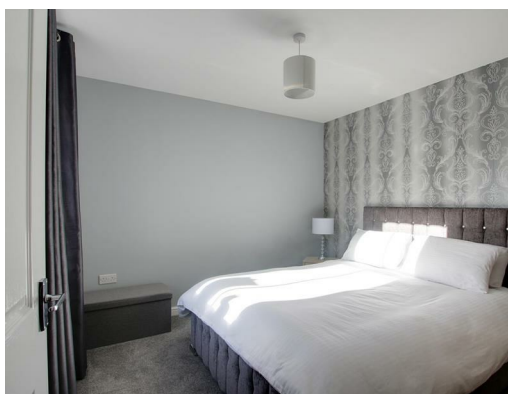
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Website

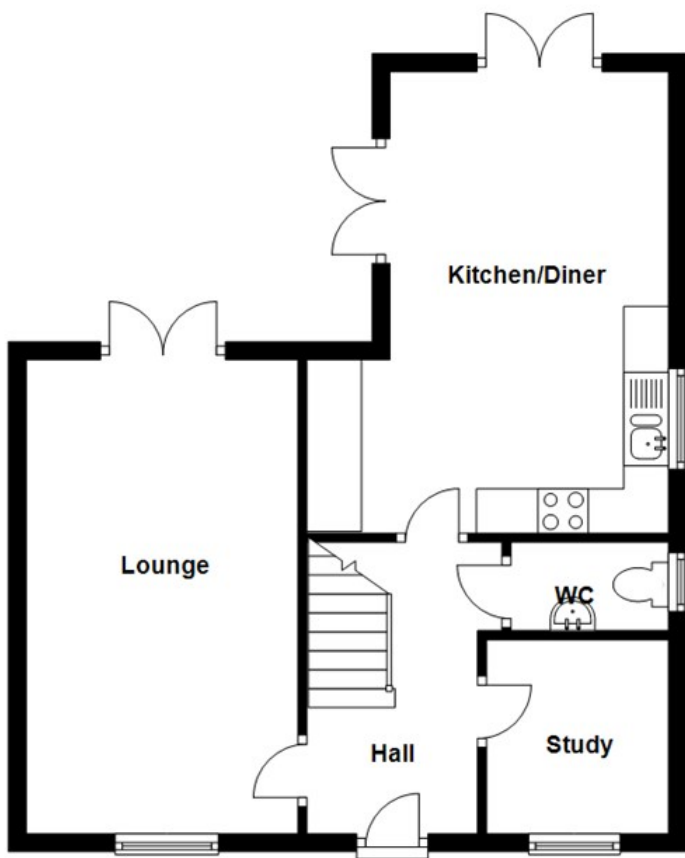
All details also available on our website www.choiceproperties.co.uk

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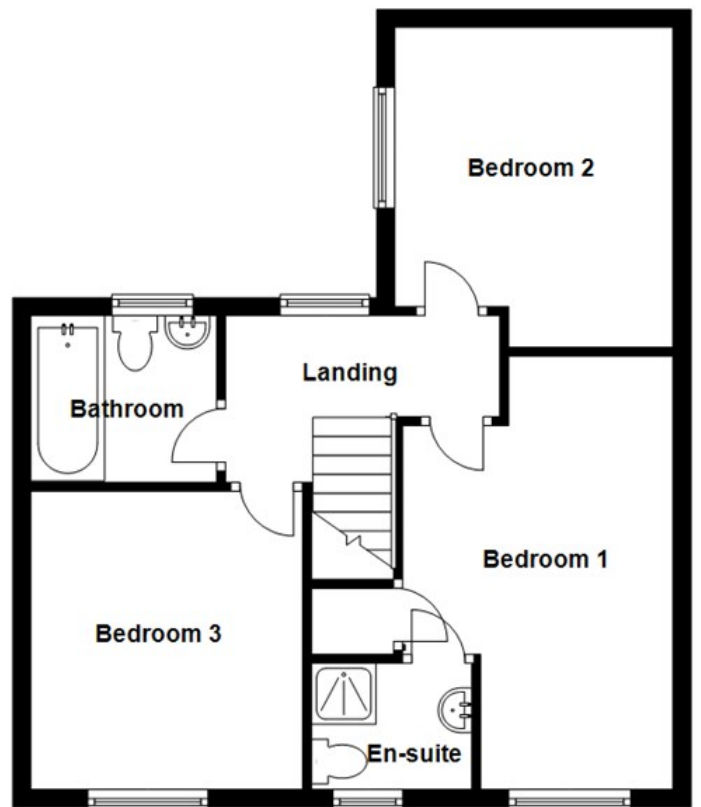




Ground Floor



First Floor



Directions

From our Alford office head South along South Street and onto Willoughby Road, take your seventh turning on the right onto Hazel Walk. Turn immediately left and number 5 is the first property on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

