CHOICE PROPERTIES

Estate Agents

Richmond Pinfold Lane, Alford, LN13 0JG

Asking Price £250,000



Choice Properties are delighted to present this attractive and spacious detached bungalow, pleasantly situated in the charming rural village of Beesby, near Alford. The well-presented accommodation comprises an entrance hall, generous lounge featuring a characterful wood-burning stove, spacious kitchen, two double bedrooms and a modern shower room. Externally, the property enjoys mature, established gardens surrounding the bungalow, with the rear garden backing onto open paddocks, creating a lovely rural outlook. A driveway provides convenient off-road parking. Offering comfortable single-storey living in a peaceful village setting, this property would make an ideal home for a variety of buyers. OFFERED CHAIN FREE – INTERNAL VIEWING HIGHLY RECOMMENDED

Spacious bungalow with accommodation comprising :

Entrance Hall
Built in storage cupboards, loft hatch, radiator.

Lounge
13'7 x 11'8
Double glazed bay window to front, double glazed sliding doors to side opening to garden, feature wood burner, radiator.

Kitchen / Dining Room
13'9 x 12'8
Double glazed window to side and rear, views over paddock, obscure double glazed door to side opening to garden, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for appliances, part tiled walls, tiled floor, built in larder style cupboard, radiator.

Inner Hall
Giving access

Bedroom One
11'5 x 10'6
Double glazed window to side, radiator.

Bedroom Two
11'5 x 9'1
Two double glazed windows to front, radiator.

Shower Room
Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin, tiled shower cubicle, part tiled walls, radiator.

Garden
Mainly laid to lawn, patio area, flowers, trees and shrubs, backing to paddocks, shed.

Driveway
Gated, providing off road parking space.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
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

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.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

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.



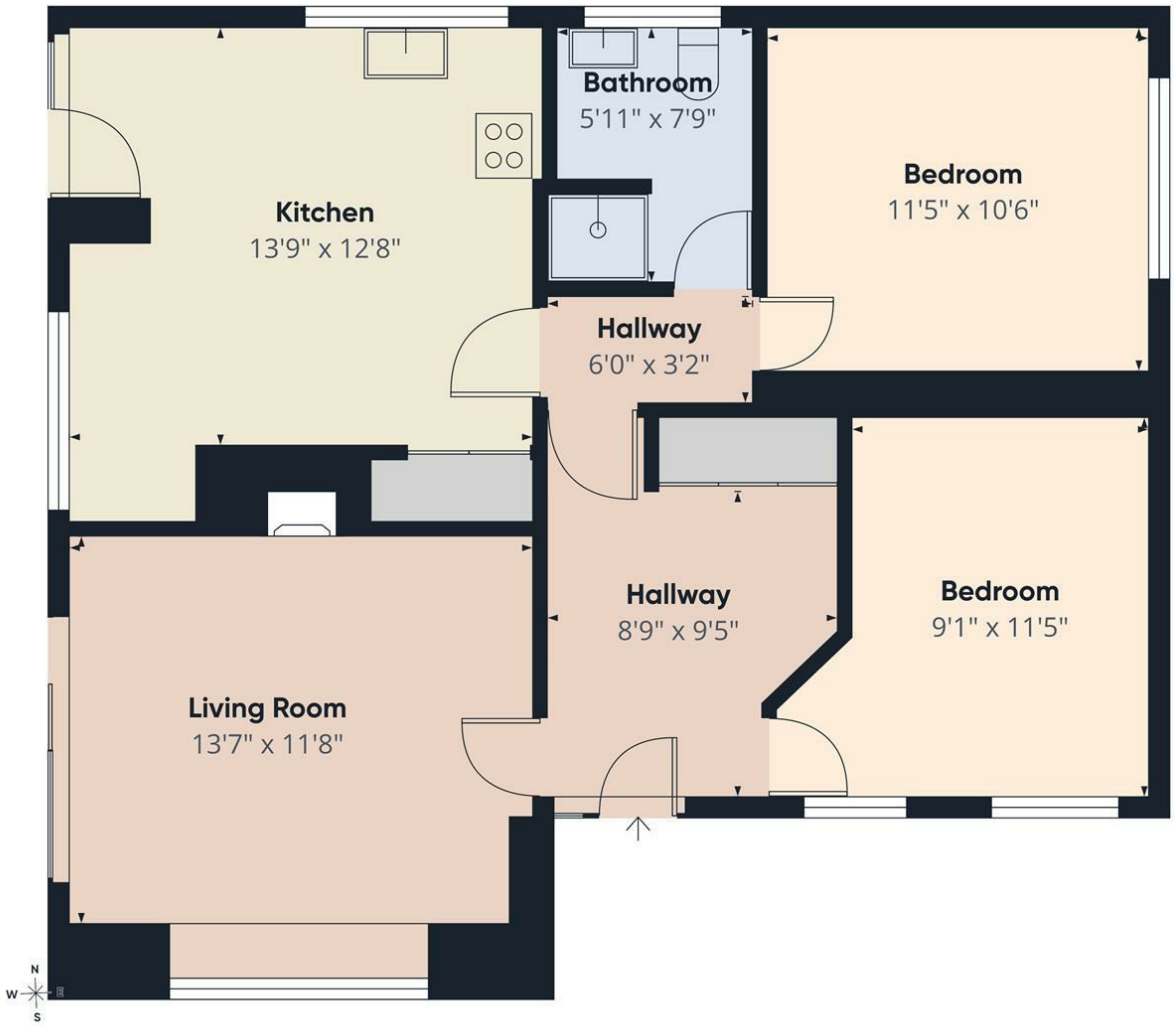










Approximate total area(1)

770 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use postcode of LN13 0JG

