CHOICE PROPERTIES

Estate Agents

5 Washdyke Lane, Alford, LN13 9JY

Asking Price £280,000



Choice Properties are delighted to offer for sale this spacious and well-presented four-bedroom detached bungalow, situated in the popular village of Mumby, near Alford. Ideally positioned within walking distance of the local public house, bus services and attractive surrounding countryside, making it an excellent choice for those seeking village living. The versatile accommodation briefly comprises an entrance hall, spacious lounge, fitted kitchen, separate dining room, conservatory, three ground-floor bedrooms and a family bathroom incorporating both a separate bath and shower cubicle. To the first floor is a further bedroom, providing additional and flexible accommodation. Externally, the property benefits from gardens, a garage and driveway providing off-road parking. Offering generous living space, flexible accommodation and a desirable village location, an internal viewing is highly recommended to fully appreciate all that this property has to offer.

Spacious accommodation comprising :

Entrance Hall
Stairs to first floor landing, two radiators.

Separate W.C
Obscure double glazed window to side, white low level W.C with built in wash hand basin and mixer tap, tiled splash back.

Lounge
17'8 x 11'9
Double glazed windows to front and side, feature wood burner, two radiators.

Dining Room
10'1 x 8'3
Double glazed French doors to rear opening to conservatory, tiled floor, radiator.

Conservatory
12'8 x 6'7
Double glazed conservatory with double glazed door to side opening to garden.

Kitchen
18'1 x 8'8
Double glazed windows to side and rear, door to rear opening to conservatory, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, space for appliances, part tiled walls, opening to dining room.

Bedroom One
10'3 x 9'8
Double glazed window to front, radiator.

Bedroom Two
10'2 x 7'9
Double glazed window to side, radiator.

Bedroom Three
10'3 x 7'6
Double glazed window to side, radiator.

Bathroom
Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, spa bath, tiled shower cubicle, tiled floor, tiled walls, radiator.

Bedroom Four
26'10 x 12'7
First floor bedroom with two double glazed Velux style windows, built in wardrobes, access to eaves storage, radiator, loft access.

Loft Room
Room with shelving, radiator, additional loft room with further shelving and boiler.

Garden
Mainly laid to lawn, patio area, dry covered area, flowers, trees and shrubs.

Garage
Up and over door, double glazed windows to side, side access, power and light.

Driveway
Leading to garage, providing ample 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 Property 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.





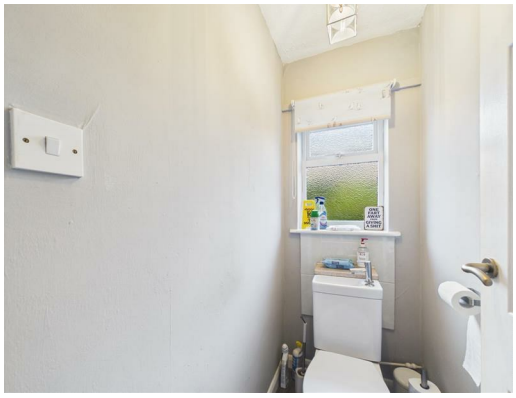


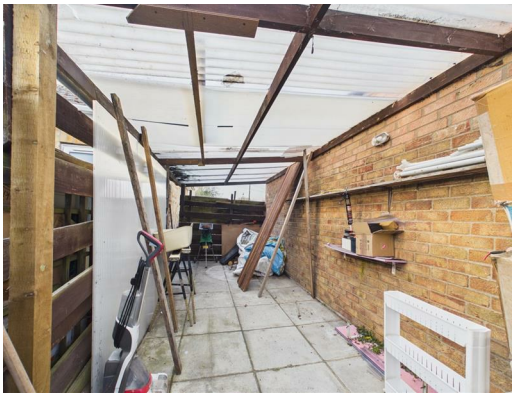
















Floor 0





Floor 1

Approximate total area(1)

1318 ft²

Reduced headroom

104 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 9JY to locate the property.

