CHOICE PROPERTIES

Estate Agents

18 Washdyke Lane, Alford, LN13 9JY

Asking Price £265,000



Choice Properties are delighted to offer this beautifully presented three-bedroom detached bungalow, situated in the popular village of Mumby. Immaculately maintained by the current owner, the property offers spacious and versatile accommodation comprising entrance lobby, hallway, generous lounge with feature multi-fuel burner, modern kitchen, utility room/W.C., three bedrooms and a contemporary shower room. Externally, the property enjoys a private enclosed garden backing directly onto open fields, providing a peaceful outlook and stunning sunset views. There is also a generous driveway offering ample off-road parking. A superb bungalow in a desirable village setting – an internal viewing is highly recommended.

Immaculately presented with accommodation comprising :

Entrance Hall
Double glazed door to front, enclosed lobby, internal door to hallway, loft hatch, electric heater.

Lounge
16'11 x 12'5
Double glazed bay window to front, feature multi fuel burner, electric heater.

Kitchen / Dining Room
12' x 11'3
Double glazed window to rear, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in oven, hob and extractor fan, built in fridge, space for appliances, part tiled walls, electric heater, built in full height cupboard.

Bedroom One
12'10 x 11'7
Double glazed bay window to front, electric heater.

Bedroom Two
12' x 11'7
Double glazed window to rear, electric heater.

Bedroom Three
12'9 x 8'5
Double glazed window to front.

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

Inner Hall
Double glazed door to rear opening to garden.

Separate W.C
Obscure double glazed window to rear, white low level W.C, pedestal wash hand basin with mixer tap, space and plumbing for washing machine.

Utility Room
Obscure double glazed window to side, wall and base units, space for appliances.

Garden
Gardens to front and rear, lawned areas, patio area, flowers, trees and shrubs, summer house, two sheds, side access, outside tap, outdoor power socket, backing to open fields.

Driveway
Block paved driveway 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

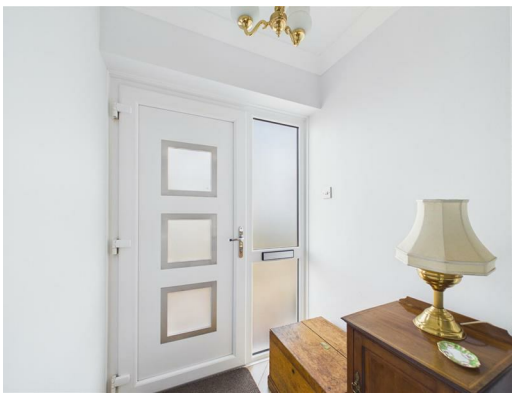
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice 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.











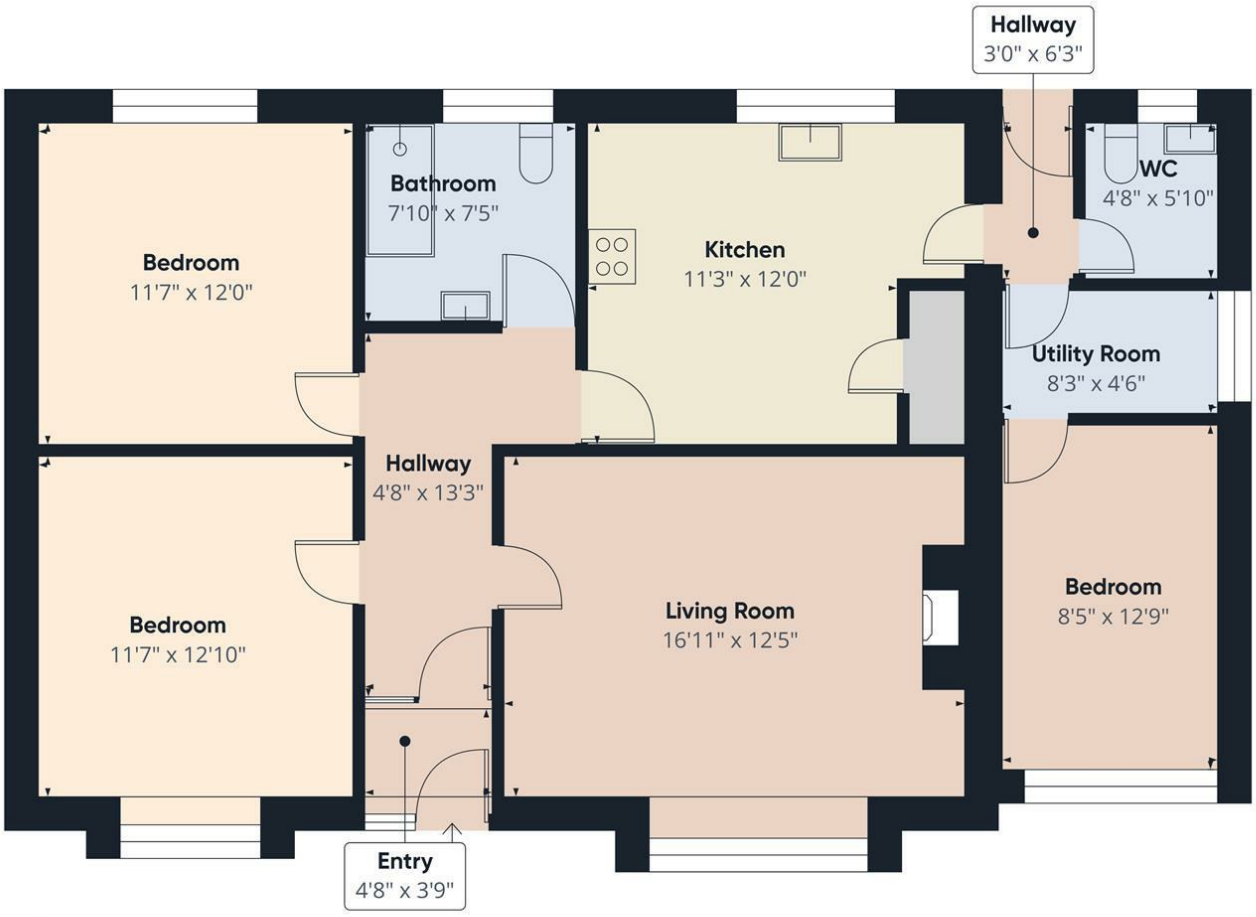












Approximate total area(1)

1016 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.

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Directions

From our Sutton on Sea Office head South along the A52, continue through the village of Huttoft and onto the village of Mumby. As you enter the village, turn right, opposite the Church, into Washdyke Lane. The property can be found a short distance along on the right hand side.

