



CHOICE PROPERTIES

Estate Agents

Firs Lea School Lane,
Alford, LN13 0DL

Fixed Asking Price £352,000



It is a pleasure for Choice Properties to bring to the market this expansive and immaculately maintained three bedroom detached bungalow situated in the peaceful and sought after village of Aby. This superb bungalow further benefits from three reception rooms, spacious driveway with garage and sits proudly upon an attractive and generously sized garden to the rear. Early viewing is highly advised!

Offering an abundantly light and bright atmosphere throughout and presented to a beautiful standard, the well laid out accommodation comprises.

Hallway

11'9" x 6'3"

With uPVC double glazed front entrance door with side glass panels. Radiator. Power points. Telephone point. Airing cupboard with hot water cylinder and immersion heater. Karndean flooring. Thermostat controls for the central heating.

Reception Room

25'2" x 9'10"

With uPVC double glazed bay window to the front aspect. Wood burner set into featured tiled surround. Power points. T.V. Aerial point. Radiator. Wall and centre lighting.

Dining room

With uPVC double glazed bi-fold doors leading out into the conservatory. Power points. Radiator.

Kitchen

10'11" x 17'2"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over. One and half bowl sink unit with stainless steel mixer tap. Range cooker point with featured stainless steel extractor hood over. Integrated dishwasher and freezer. Space for free standing fridge/freezer. Space for a dining table. Partly tiled walls. Karndean flooring. Power points. Radiator. uPVC double glazed stable style door to the rear aspect leading into:-

Conservatory

9'7" x 13'9"

With polycarbonate pitched roof. uPVC double glazed windows to two aspects. French uPVC double glazed patio doors to the side aspect leading out into the garden. Power points. Radiator. Karndean flooring.

Shower room / Utility

9'8" x 8'7"

Fitted with a three piece suite comprising of shower enclosure with electric shower, wash hand basin set into vanity unit and w.c. Heated towel rail. Part tiled walls. Karndean flooring. Extractor fan. Utility space with fitted cupboards, sink unit and drainer. Plumbing for washing machine and tumble dryer. Door leading out to the rear garden.

Bedroom 1

11'2" x 16'1"

Remarkably spacious double bedroom with uPVC double glazed dual aspect windows. Dressing area, with access to the loft via a drop down ladder to the partially boarded area with lighting. Power points. Radiator. Fitted wardrobes, door leading too:-

En - Suite Shower room

5'2" x 6'5"

Fitted with a three piece suite comprising corner shower cubicle with Briston electric shower. Wash hand basin and w.c. Heated towel rail. Tiled walls and flooring. Extractor fan.

Bedroom 2

10'3" x 10'10"

Spacious double bedroom with uPVC double glazed window. Fitted wardrobes with sliding doors. Radiator. Power points.

Bedroom 3

10'0" x 11'11"

Spacious double bedroom with uPVC double glazed window. Radiator. Power points. TV Aerial point.

Garage

13'8" x 9'11"

With Up and over door. Power and lighting. Boulter Oil fired central heating boiler. With access to boarded loft space with lighting.

Garden

To the rear of the property you will find an attractive and privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to lawn and adorned with an abundance of established plants, trees and shrubbery throughout and also features a well maintained vegetable patch. There are two paved patio seating areas which are perfect for soaking up the sunshine and outdoor dining. Included in the sale is a Summerhouse and large garden shed, along with Greenhouse.

Driveway

Spacious gravelled driveway providing ample off road parking for several vehicles including a caravan/motorhome.

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.

Viewing Arrangements

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

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.

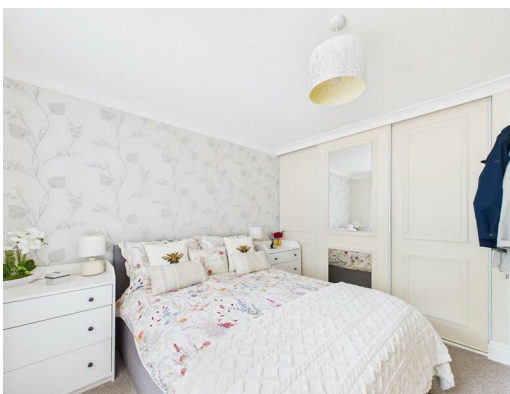
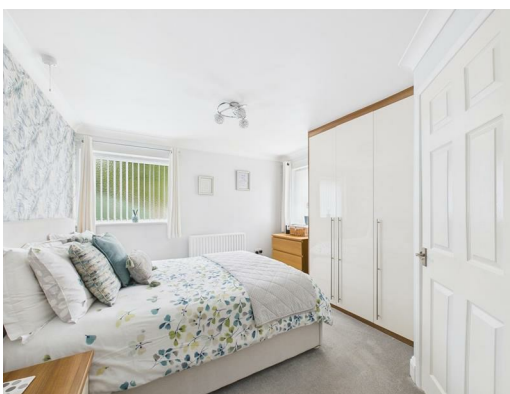
Tenure

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

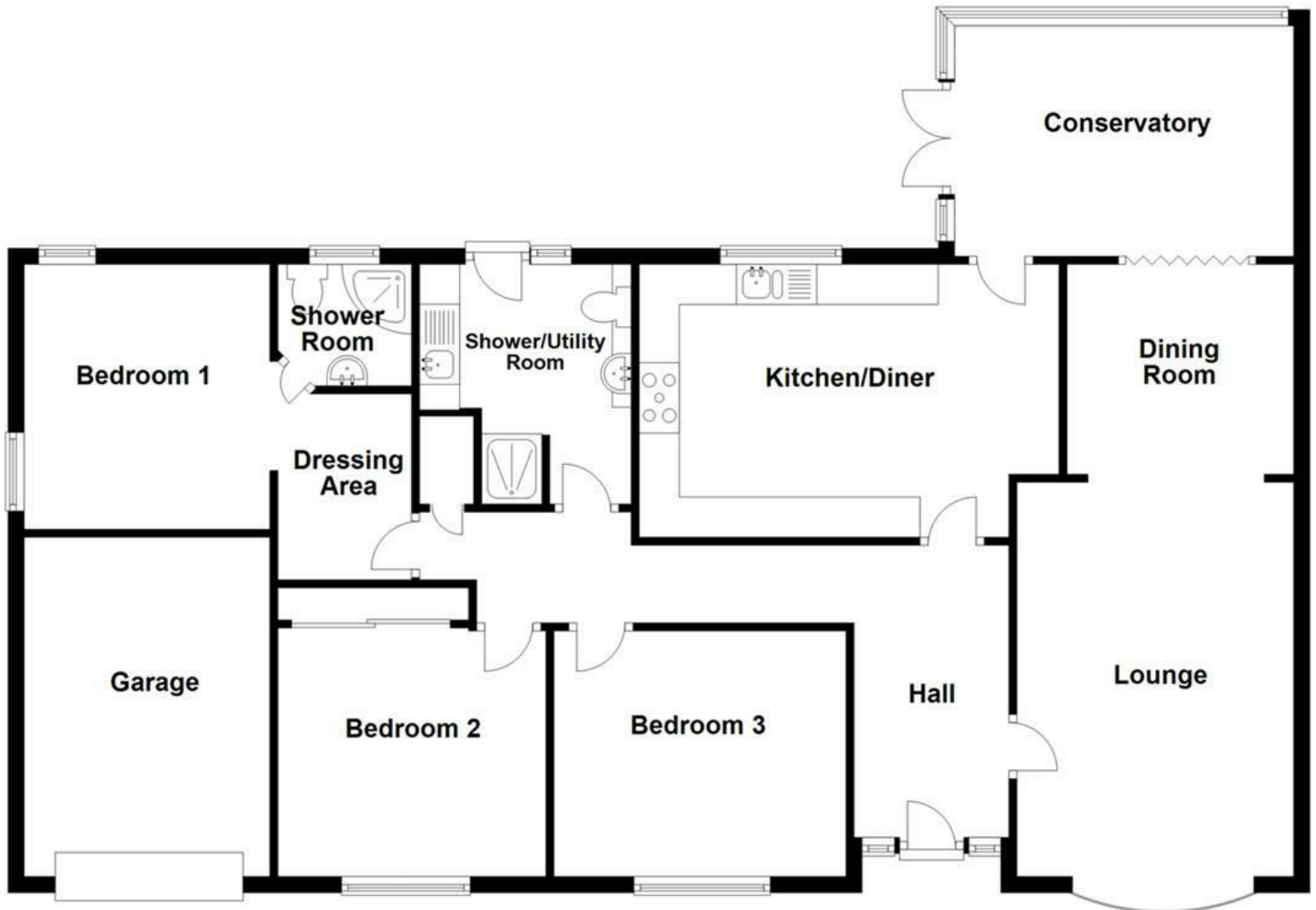






Ground Floor

Approx. 132.4 sq. metres (1425.1 sq. feet)



Total area: approx. 132.4 sq. metres (1425.1 sq. feet)

Directions

On the A52 between Mablethorpe and Alford turn off near the Woodthorpe turning onto Rye Lane in the Direction of Claythorpe/Aby. At the end of the road turn left into Aby continue along until you find School Lane on your left hand side, turn down this road and head along to the bottom, when you reach the end veer left on to a small lane where you will find Firs Lea on your right hand side.

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

