

11 DIXON DRIVE
ALFORD
LN13 0PR

turner evans stevens
tes
PROPERTY



A modern detached three bedroom bungalow with double glazing and gas central heating located on the edge of the town and therefore convenient for the main amenities.

The accommodation includes Reception hall, dining/sitting room, kitchen, bathroom, three bedrooms, garage, timber shed, gardens to front and rear.

* No Chain *

PRICE- £157,000

TURNER
EVANS
STEVENS
LIMITED

Estate Agents
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GRIMSBY

21 St Mary's Gate DN31 1JE
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also

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T 01507 602264 F 600036

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T 01507 441166 F 443481

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T 01526 354111 F 354222

www.tes-property.co.uk

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ACCOMMODATION

RECEPTION HALL

With airing cupboard with hot water cylinder, central heating radiator, and double glazed door.

DINING/SITTING ROOM

10' 10" x 20' 1" (3.3m x 6.12m) With decorative marble fireplace with electric fire, central heating radiator, serving hatch to kitchen and double glazed bow window.

KITCHEN

7' 8" x 11' 0" (2.34m x 3.35m) With one and a half bowl single drainer sink unit with cupboards under, return laminate worktop with cupboards under, second laminate worktop with cupboards under, eye level cupboards, heater at floor level, Creda oven, separate hob and filter hood over, built in electric fan, built in fridge freezer and dishwasher, wall mounted gas central heating boiler, double glazed window and door and plumbing for automatic washing machine.

BATHROOM

With panelled bath with Mira shower over and screen, pedestal wash basin, low flush WC, towel radiator and double glazed window.

BEDROOM ONE

7' 9" x 8' 10" (2.36m x 2.69m) With central heating radiator and double glazed window.

BEDROOM TWO

9' 9" x 10' 9" (2.97m x 3.28m) With built in cupboard wardrobe, central heating radiator and double glazed window.

BEDROOM THREE

7' 4" x 9' 6" (2.24m x 2.9m) With central heating radiator and double glazed window.

GARAGE

16' 6" x 8' 10" (5.03m x 2.69m) With steel up and over door, side access door and cold tap.

GENERAL

This attractive detached bungalow is approached over a concrete drive and possesses gardens to the front and rear comprising lawns, borders, shrubs and a timber clad garden shed. Burglar alarm system to both the bungalow and the garage. External lighting to both side and rear to the property.

LOCATION

This property is located in a residential cul de sac on the edge of the town and is therefore convenient for the main amenities. Alford is an active market town which is approximately 14 miles from the coastal resort of Skegness and approximately 9 miles from the market town of Spilsby. To the West lie the Lincolnshire Wolds, much of which are Designated An Area Of Outstanding Natural Beauty.

TENURE

The property is understood to be freehold.

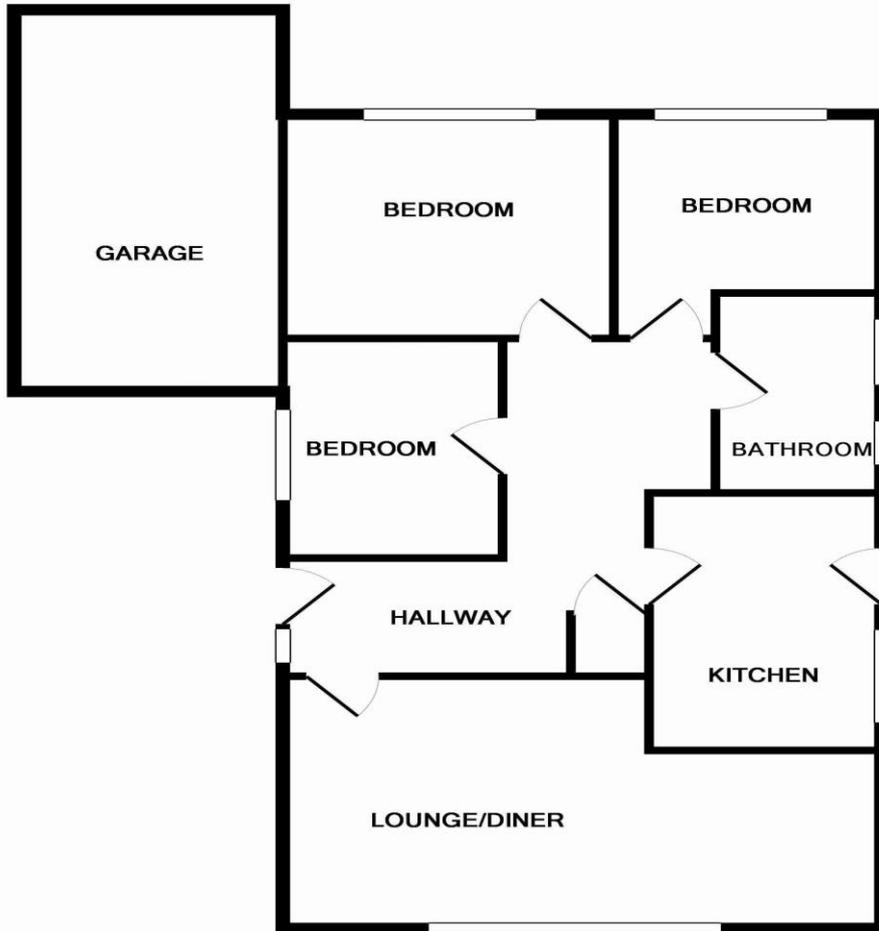
SERVICES

Mains electricity, gas water and drainage are understood to be connected.



VIEWING

By appointment only with the agents office Spilsby. 01790 752151



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

MANAGEMENT & LETTING

We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

COMMERCIAL

We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

ARCHITECTURAL PLANNING

If you are extending for building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.

INTERNET

All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in or telephone our sales offices.

DISCLAIMER

Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Performance Certificate

11, Dixon Drive, ALFORD, LN13 0PR

Dwelling type: Detached bungalow	Reference number: 8002-7821-9329-0997-3173
Date of assessment: 12 September 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 September 2013	Total floor area: 66 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,043
Over 3 years you could save	£ 357

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	
Heating	£ 1,590 over 3 years	£ 1,338 over 3 years	
Hot Water	£ 333 over 3 years	£ 228 over 3 years	
Totals	£ 2,043	£ 1,686	<div style="background-color: #2ECC71; color: white; padding: 5px; display: inline-block;"> You could save £ 357 over 3 years </div>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2ECC71; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #2ECC71; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #2ECC71; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #FFC000; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #FFC000; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #FFC000; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #FF0000; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="border: 1px solid black; width: 40px; height: 40px; margin: auto;"> <tr><td style="text-align: center;">Current</td></tr> <tr><td style="text-align: center;">66</td></tr> </table>	Current	66	<table style="border: 1px solid black; width: 40px; height: 40px; margin: auto;"> <tr><td style="text-align: center;">Potential</td></tr> <tr><td style="text-align: center;">83</td></tr> </table>	Potential	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 255	✔
2 Solar water heating	£4,000 - £6,000	£ 99	✔
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 699	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

