



**Parsons Lane
Alford
Lincolnshire
LN13 9BQ**

Offers in Excess of £305,000

bettermove

Parsons Lane

Alford

Bettermove are proud to present this 4 bedroom detached house in Alford available with no forward chain.

The property benefits from double glazing, and has off street parking available via the driveway and the garage. The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room, the open plan kitchen diner with a utility room and a convenient WC on the ground floor. The first floor consists four bedrooms, an ensuite bathroom and the family bathroom. The exterior boasts a large private rear garden, perfect for enjoying the summer months.

Located in the popular town of Alford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A16 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

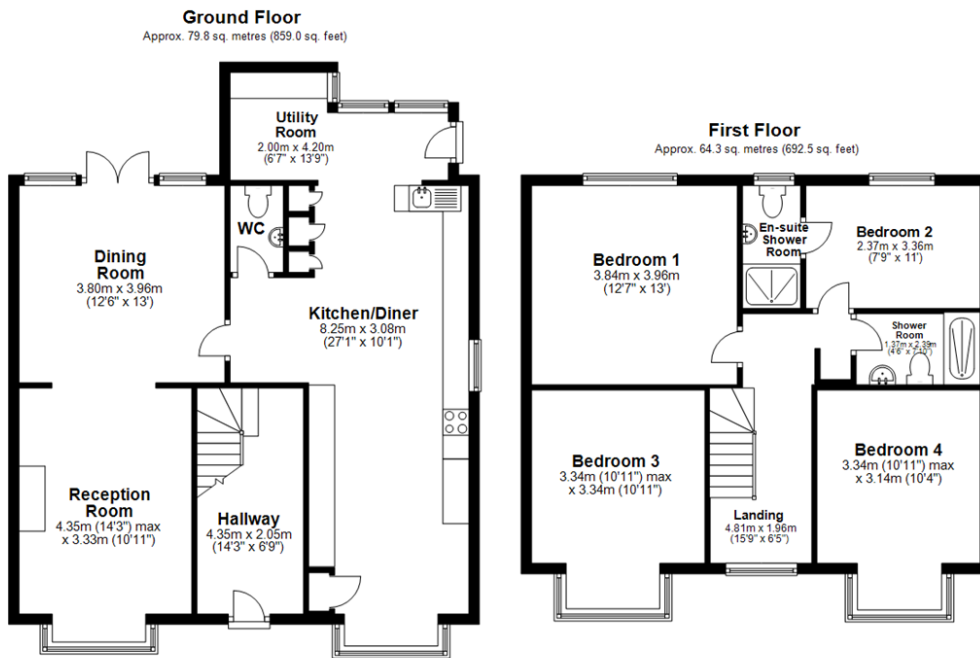
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.





Total area: approx. 144.1 sq. metres (1551.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk