



# CHOICE PROPERTIES

*Estate Agents*

The Nurseries Coots Lane,  
Alford, LN13 9JZ

Offers Over £300,000



Choice Properties are delighted to offer for sale this most spacious and well maintained three bedroom (one en-suite) detached house. Located in a semi rural position yet only a short distance from the amenities in the historic market town of Alford and the golden sandy beaches of Mablethorpe and Skegness. Early viewing is advised to appreciate the size and high specification finish of the property which is further offered with no onward chain.

Featuring oil fired central heating and electric underfloor heating the well maintained accommodation comprises:

### **Entrance Hall**

6'10" x 20'7"

Window to front, stairs, door to:

### **Reception Room**

11'11" x 12'8"

Fitted with a log burner stove, set in a feature surround, TV aerial and double opening 'French' doors to the patio in the rear garden.

### **Sun Room**

9'0" x 11'0"

Window to rear, two windows to side, double door, door to:

### **Kitchen/Diner**

18'0" x 16'3"

Fitted with a range of wall and base units with marble worktop over, sink with mixer tap, electric oven and electric hob, space for a freestanding 'American' style fridge/freezer, ample space for a dining table, breakfast bar area, TV aerial and double opening 'French' doors out on to the patio found in the rear garden.

### **Utility**

11'10" x 6'5"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space and plumbing for both a washing machine and a dishwasher, tiled flooring and the Utility Room also houses the wall mounted boiler. The property is heated via oil fired central heating but further features electric underfloor heating.

### **Shower Room**

5'8" x 6'5"

Fitted with a three piece suite comprising a walk in shower cubicle with shower over, hand wash basin, WC and a heated towel rail.

### **Bedroom 3**

11'1" x 7'7"

Double bedroom currently featuring twin beds.

### **Landing**

Doors to:

### **Bedroom 1**

12'0" x 12'9"

Spacious double bedroom with a TV aerial and currently featuring a king size bed. This bedroom also benefits from double opening doors out on to the balcony; overlooking the rear garden. Door to:

### **En-suite Bathroom**

6'6" x 7'0"

Fitted with a three piece suite comprising a jacuzzi style bath tub, hand wash basin, WC and a heated towel rail.

### **Dressing Room**

4'3" x 7'0"

## **Bedroom 2**

6'10" x 13'7"

Double bedroom currently featuring a double bed.

## **Driveway**

Gravelled driveway providing off road parking for three vehicles.

## **Garden**

To the rear of the property you will find a privately enclosed garden, mostly laid to lawn with well established hedging to the boundaries. The rear garden additionally benefits from a paved patio area as well as a six-seater hot tub.

## **Tenure**

Freehold.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening hours**

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

Saturday 9.00 a.m. to 3.00 p.m.

## **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.

## **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](http://www.e-lindsey.gov.uk)

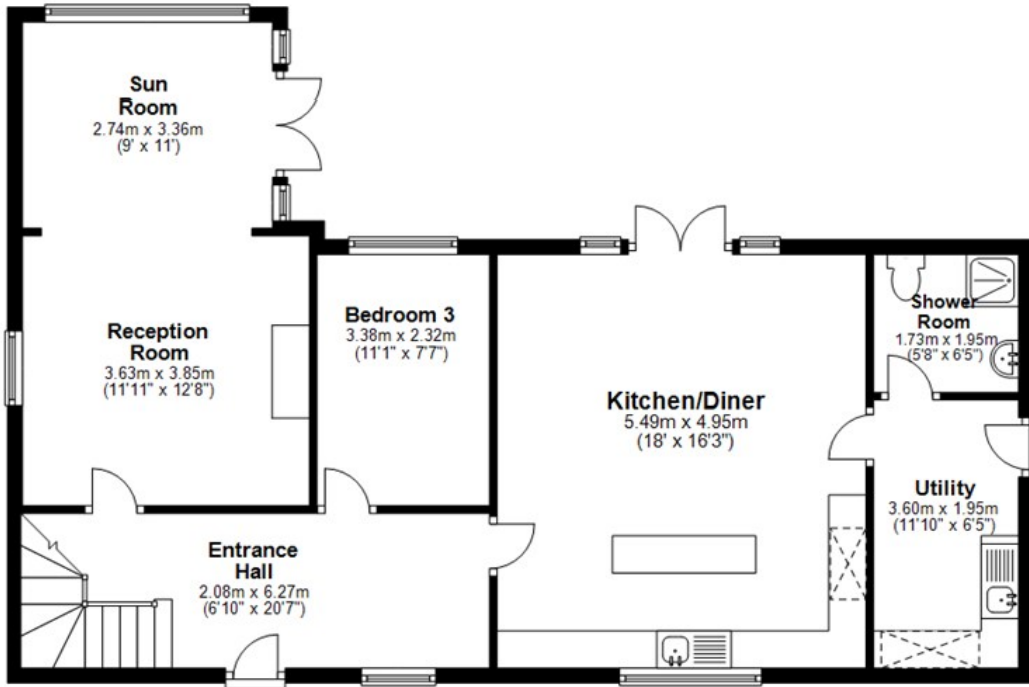
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.



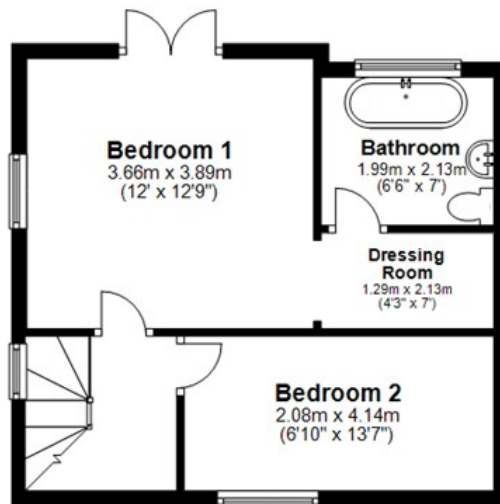
### Ground Floor

Approx. 84.2 sq. metres (906.6 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 119.6 sq. metres (1287.6 sq. feet)

# Directions

On the A52 between Mablethorpe and Skegness as you enter the village of Mumby turn right after the pub into Washdyke Lane then right again into Coots Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			60
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

