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East Street, Alford



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When it comes to
property it must be


lovelle



OIRO £480,000



Immaculate presented detached property sitting on a 0.5 acre plot, offering an extensive array of outbuilding's to include stable block, chicken coops, workshop and extended grounds. The property offers FOUR bedrooms, with family bathroom and ground floor "Jack and Jill" shower room. Stylish fitted kitchen with open dining room. NOT TO BE MISSED AND BEING SOLD UNDER MARKET VALUATION!

Key Features

- Detached House
- Larger Than Average Rear Garden
- Gas Central Heating
- Multi Fuel Burner
- Upvc Double Glazed
- Garage and Driveway and Further Car Port
- EPC rating C
- Tenure: Freehold





This immaculate presented detached property sitting on a 0.5 acre plot situated on the outskirts of Alford, offering an extensive array of outbuilding's to include stable block, chicken coops, workshop and extended grounds. The property offers FOUR bedrooms, with family bathroom and ground floor "Jack and Jill" shower room. Stylish fitted kitchen with open dining room, lounge with conservatory to the rear, utility room, loft access with ladder giving potential (with planning) to extend this property to make a further bedroom. NOT TO BE MISSED AND BEING SOLD UNDER MARKET VALUATION!

Entrance Porch

Having a Upvc door to the front elevation, tiled flooring and inner full glazed door and matching window leading into the inner hall.

Inner Hall

Giving access to the "Jack and Jill" shower room, access to the lounge and dining kitchen, stairs leading to the First floor.

Lounge

What a light and airy space, having a multi fuel burner to the centre of the room, Upvc window to the front elevation, sliding patio doors to the rear elevation into the conservatory, ceiling light, radiator, T.V aerial point, power points.

Rear Conservatory

Being located off the lounge with sliding patio doors, central heating radiator, and double opening doors on to the rear patio area.

Family Kitchen Diner

This room can offer kitchen envy!

Having a cashmere coloured high gloss fully fitted kitchen with wall and base units incorporating matching draws, with integrated dishwasher, fridge/freezer, electric double oven, induction hob with integrated ventilation system, centrally located island with matching modern work surface over. With a Upvc window to the side elevation and further Upvc window to the front elevation, offering space for dining table and chairs, a multitude of power points, ceiling light and radiators.

Ground Floor Bedroom

Having a Upvc window to the rear elevation, central heating radiator, ceiling light, door leading to the "Jack and Jill" shower room.

Jack and Jill Shower Room

With Upvc window to the side elevation, corner shower cubical, WC and wash hand basin, being tiled and having central heating radiator.

Further Inner Hall

Having a Upvc double glazed door the the side elevation, laminate effect flooring, doors leading to the utility room, kitchen diner and ground floor bedroom.

Utility Room

Upvc window to the side elevation, plumbing for automatic washing machine, wall units and power points.

Landing

Having a Upvc window to the rear elevation, built in storage cupboards, doors leading to bedrooms and further door leading to storage cupboards with loft access fitted ladder, ceiling light and radiator.

Bedroom One

Having a window to the front elevation, with ceiling light, radiator, pedestal wash hand basin.

Bedroom Two

Having a Upvc window to the front elevation, good size double bedroom, ceiling light, radiator, power points.

Bedroom Three

Upvc window to the rear elevation, ceiling light, radiator and power points.

Family Bathroom

Comprising of "P" shaped bath with glass shower screen, Mains fed shower over, Vanity drawer unit with wash hand basin with mixer tap over, and also incorporates WC, window to the rear elevation, Being fully tiled, ceiling light and radiator.

Storage Cupboard

Being access from the landing and giving access to a great size loft space, there is also a further storage cupboard that is a great space for housing linen.

Rear Garden

WOW!!! WHAT A GARDEN! - the rear garden is currently on two title plans as an extra portion has recently been purchased to extend this beautiful space. Having an array of planted fruit tree and shrubs, raised beds for a mini allotment area, further planted vegetable plots which also have soft fruits planted, fenced to the perimeter and giving access to the rear patio seating area and access to the chicken coops. The rear garden also has a stable, and summer house.

Chicken Coops/Shop

Being built to a good standard, safe and secure setting for all chicken or if need be other animals could be housed in them or be used for your own ideas, there is also a further timber cabin that could be used as a shop for the eggs from the chickens or would make an ideal outside space.

Front Garden and Parking with Tandem Double Garage

To the front of the property is a good size driveway that offers off road parking for 4 cars with the addition of a detached tandem double garage, gated access leads to the rear garden, there is also the new addition of added carport to the further side of the driveway, and this leads to the entrance gate to the property side entrance, the open front is mainly laid to lawn with mature planted hedging. There is hardstanding parking for a tourer.

Location

Set on the outskirts of the lovely market town of Alford, approximately 6 miles from the coast. Alford has a variety of shops including Co-op, pubs and many independent shops. There are schools for all ages, and the Queen Elizabeth Grammar School is highly rated and sought-after.

Directions

From our office on Victoria Road, Head north-west on Victoria Road/A52 towards Knowle Street, Turn left onto High Street/A1104. Continue to follow A1104 the property will be located on your Left hand side clearly marked with our for sale board.





Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band B. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Agents Note

The property is being offered with NO UPPER CHAIN, and if the chicken coops are not required then the current owners will dismantle and set back to lawn where the coops currently sit. These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Making An Offer

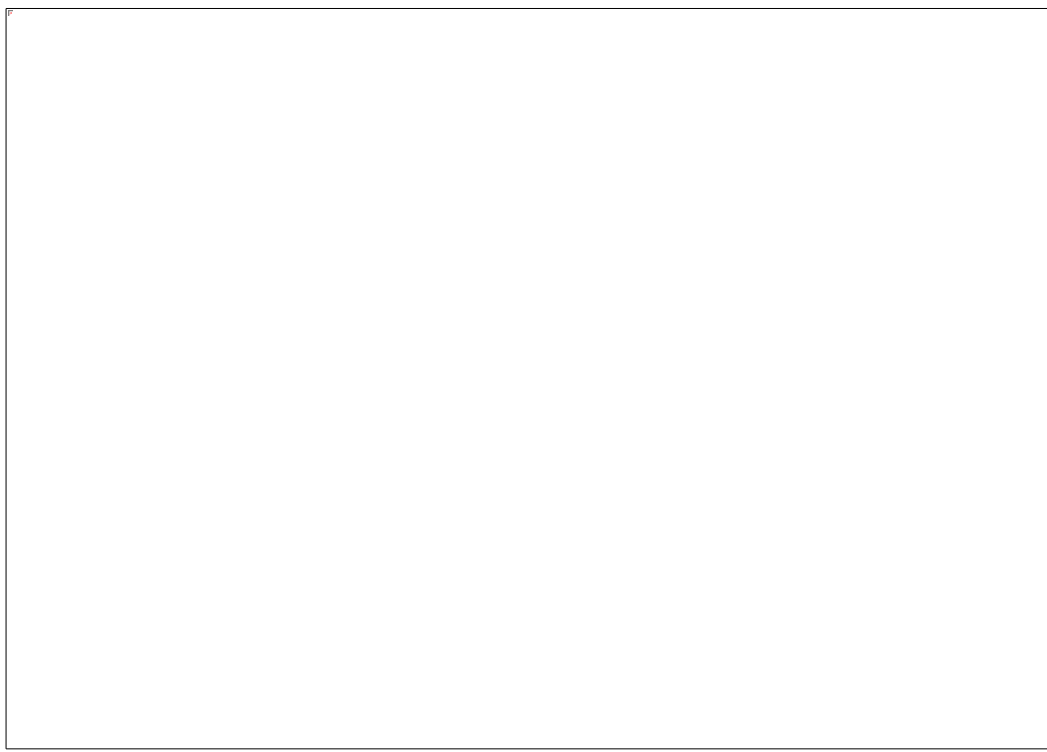
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

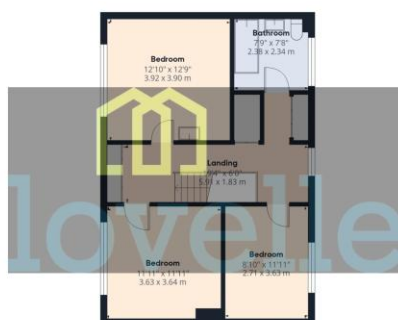
Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.





Floor 0



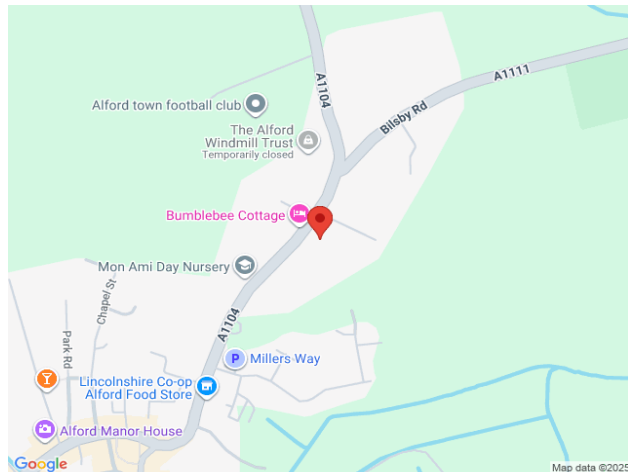
Floor 1

Approximate total area⁽¹⁾
1705 ft²
158.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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