



17 CAROLINE STREET
ALFORD, LN13 9BW

£154,950
FREEHOLD

Proudly introducing Number Seventeen, Caroline Street - a brand new two bedroomed home nestled within the heart of the Lincolnshire Wolds market town of Alford.



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17 CAROLINE STREET

- READY TO MOVE INTO NOW • BRAND NEW QUALITY TOWNHOUSE - FLOORING CHOICES INCLUDED • SPACIOUS OPEN PLAN LIVING DINING KITCHEN • FULLY INTEGRATED KITCHEN APPLIANCES • GROUND FLOOR WC AND USEFUL UTILITY CUPBOARD • TWO LARGE DOUBLE BEDROOMS • BEAUTIFULLY FINISHED FAMILY BATHROOM • SOUTH FACING GARDEN WITH PATIO • AMPLE ALLOCATED PARKING • SAP - B83 / COUNCIL TAX - TBC



Full Description

Stylishly designed with comfortable practicality and functionality in mind, this brand new site of only eleven bespoke homes is perfectly located within the heart of the historic market town of Alford and also offer the added bonus of south facing gardens and generous allocated off road parking areas as well.

The beautifully finished Kitchen offers a fantastic range of quality fully integrated appliances to include oven, hob with extractor hood over, fridge, freezer and washing machine as well as a useful Utility Storage Cupboard.

Flowing onto the Open Plan Living Dining Area, this is an ideal space for entertaining and convenient everyday living providing a welcoming spacious area to easily accommodate a dining table, comfy sofas and media outlets with a large door opening onto the rear garden. The Ground Floor concludes with another handy understairs storage closet and WC Cloakroom.

Rising upwards to the First Floor, Bedroom One offers ample space for a kingsize bed and a further array of bedroom furniture with ease.

The Family Bathroom is elegantly finished with neutral tiling, bath with direct feed shower above and vanity units beneath the wash hand basin.

Bedroom Two is also of generous proportions, easily accommodating a kingsize bed and further bedroom furnishings with a useful wardrobe recess to the far wall.

Outside the enclosed rear garden enjoys a south facing disposition and is fully fenced, set to lawn with textured paved patio and external lighting. The rear courtesy gate allows ease of access to the rear

parking courtyard as well.

With a 6 year Professional Consultants Certificate for added peace of mind, Number 17 also includes fitted blinds, quality flooring and is all completed - ready and waiting for you to call 'home'!

KITCHEN

The Kitchen Area provides a modern yet timeless range of quality fitted units with complimenting worksurface and upstands in a convenient 'U' shape design and with three further units to eye level. The quality finishes and thoughtfulness of this home's design continues with a range of fitted integral appliances to include washing machine, fridge, freezer, electric fan oven, four ring induction hob and complimenting chimney style extractor above.

With stylish composite entrance door, modern grey wood effect vinyl flooring, window to the front and recessed downlighting, the space blends seamlessly onto the Open Plan Living Dining Area and with doors to the WC, and Utility Cupboard.

UTILITY CUPBOARD

A useful space ideal for tumble dryer and household cleaning items including modern wood effect vinyl flooring, double socket and lighting point.

WC

Having an obscured glazed window to the front, modern grey wood effect vinyl flooring, towel rail radiator, vanity wash hand basin with gloss finished units and tiled upstands, WC, electrical consumer unit to wall.

OPEN PLAN LIVING DINING ROOM

A great family space enjoying beautiful views through the rear window as well as the rear door and complimenting side panels to gardens. Offering flexible layout options that can easily accommodate comfy sofas, armchairs and media outlets and still providing an adjacent spacious Dining Area.

Quality grey carpets runs throughout this stunning open plan space and is concluded with a useful understairs storage closet as well.

FIRST FLOOR LANDING

Inviting us upstairs, the return staircase leads us to the spacious First Floor Landing with loft access hatch, the Family Bathroom and Two Double Bedrooms.

BEDROOM ONE

Situated to the rear, this spacious bedroom has two windows and provides ample space for a kingsize bed and wardrobes, dressing table and bedside units.

FAMILY BATHROOM

With contemporary tiling and modern grey wood effect vinyl flooring, the Family Bathroom is a luxurious room to relax and unwind in with panelled bath, side splash-screen and direct feed shower over, vanity wash hand basin with gloss finished units, WC, towel rail radiator and recessed downlighting.

BEDROOM TWO

The Second Bedroom is also of well sized proportions, with two windows to the front elevation, space for a kingsize bed dressing table and bedside units with a wardrobe recess to the far wall. This Bedroom also includes a closet housing the wall mounted 'Ideal' gas fired combi boiler.

OUTSIDE

The Front Garden is landscaped with pebble finishing's, wrought iron railings and block paved pathway to the composite entrance door with external feature lighting.

The Rear Garden is fully fenced, set to established lawn and offers a generous paved patio area with a paved pedestrian footpath leading onwards to the rear garden gate and concluding at the allocated parking courtyard. Number 17 comfortably offers a large allocated off road parking area for one large vehicle or 2 smaller hatchbacks.

AGENTS NOTE

The Site also features a sublime blend of 10 further Two and Three Bedroomed Townhouses and Semi-Detached homes with prices starting from £154,950 Please do contact us today for further details, viewings 7 days a week and build progress/timescales information.

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ADDITIONAL INFORMATION

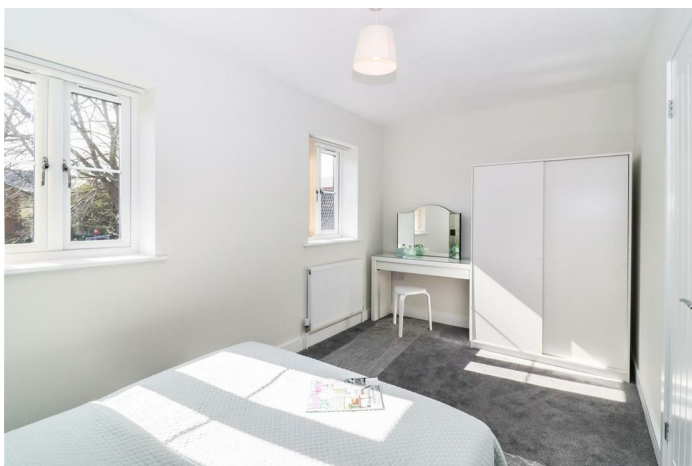
Local Authority – East Lindsey District Council

Council Tax – Band New Build

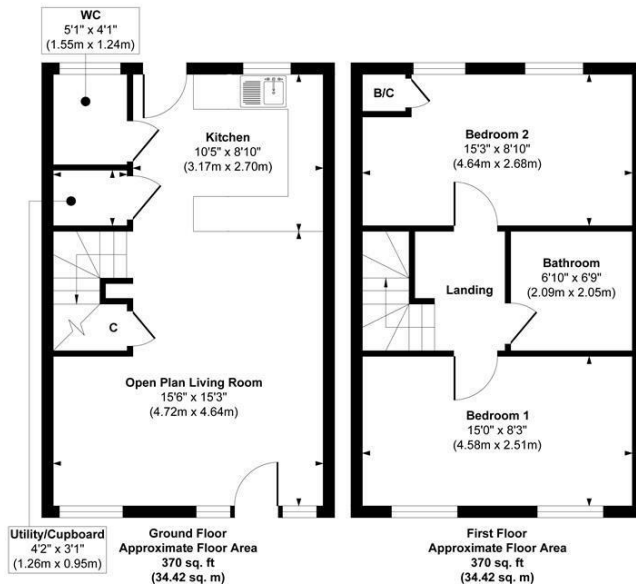
Viewings – By Appointment Only

Floor Area – 721.00 sq ft

Tenure – Freehold



Caroline Street, Alford



Approx. Gross Internal Floor Area 740 sq. ft / 68.84 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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