



## 2 RANTERS ROW

ALFORD, LN13 9AH

**£215,000**  
**FREEHOLD**

Welcome to Number Two Ranters Row - a brand new three bedroomed home, designed with family living in mind, this well planned semi-detached home offers superb contemporary finishes throughout.



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## 2 RANTERS ROW

• BRAND NEW QUALITY SEMI-DETACHED HOME • FLOORING CHOICES INCLUDED • SPACIOUS OPEN PLAN LIVING DINING KITCHEN • FULLY INTEGRATED KITCHEN APPLIANCES • SEPARATE LOUNGE • GROUND FLOOR WC • THREE BEDROOMS - MASTER WITH ENSUITE • CONTEMPORARY FAMILY BATHROOM • LARGE ENCLOSED GARDEN WITH PATIO - 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 well proportioned gardens and generous allocated off road parking areas as well. The heart of the home is the superb Open Plan Living Dining Kitchen. The spacious fitted Kitchen offers an extensive range of quality fully integrated appliances to include oven, induction hob with extractor hood over, fridge and freezer as well as a vast range of fitted units. A useful Utility Room with side garden door is a clever addition and adds to the practicality of this family home.

Continuing onto the adjacent 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 double doors opening onto the rear garden. The Formal Lounge is situated to the front of the property and offers a cosy reception area. The Ground Floor concludes with two handy storage closets 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 with a useful wardrobe recess to the far wall and is serviced by the impressive Ensuite Shower-room.

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. The First Floor Accommodation concludes with the Third Bedroom, easily accommodating a queen bed and further bedroom furnishings.

Outside the enclosed rear garden is the largest plot and benefits from a fully fenced corner position, set to lawn with textured paved patio and external lighting. The side courtesy gate allows ease of access to the Utility doorway as well.

With a 6 year Professional Consultants Certificate for added peace of mind, Number Two also includes a choice of quality flooring and is nearing completion by June 2024.

### ENTRANCE HALL

The welcoming entrance hall invites us onto the Lounge, WC, and Open Plan Family Living Kitchen with stairs rising to the first floor and a useful storage closet with light point housing the electrical consumer unit (0.77m x 0.99m) and a further storage closet under the stairs.

### LOUNGE

Situated at the front, the formal reception room is an ideal space easily accommodating large sofas, armchairs and media outlets, also featuring a TV point.

### WC

Having an obscured glazed window to the side, towel rail radiator, vanity wash hand basin with gloss finished units and tiled upstands and WC.

### OPEN PLAN LIVING DINING KITCHEN

A great family space awash with natural light and having beautiful views through one side and one rear facing window as well as the rear double doors and complimenting side panels to gardens. Offering flexible layout options that can easily accommodate comfy sofas, armchairs and media outlets with wall mounted TV point and space for dining table and chairs.

### KITCHEN AREA

The Kitchen Area provides a modern yet timeless range of quality fitted units with complimenting wood effect worksurface and upstands in a convenient 'L' shape design and with 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 dishwasher, fridge, freezer, contrasting black finished electric fan oven, four ring induction hob and complimenting chimney style extractor above.

## UTILITY ROOM

Complimenting the fitted units and worksurfaces to the Kitchen area, this useful Utility/Laundry Room offers space for washing machine and tumble dryer, an obscured glazed door to the side and with concealed wall mounted gas fired combi boiler.

## FIRST FLOOR LANDING

Rising onwards upstairs, the return staircase leads us to the spacious First Floor Landing with loft access hatch and onto the Three Bedrooms and Family Bathroom.

## BEDROOM ONE

Situated to the front, this spacious bedroom provides ample space for a kingsize bed, dressing table and bedside units, also featuring a useful recess ideal for wardrobes. Door to:

## ENSUITE

With contemporary tiling, an enclosed corner shower with direct feed shower, vanity wash hand basin with gloss finished units, WC, towel rail radiator and recessed downlighting.

## FAMILY BATHROOM

With contemporary tiling, 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, obscured glazed windows to the side and front and recessed downlighting.

## BEDROOM TWO

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

## BEDROOM THREE

Situated to the rear, this spacious bedroom has dual aspect views provided by windows to the side and rear, ample space for a queensize bed, wardrobes and bedside units.

## OUTSIDE

A well situated corner plot. The Front having block paved pathway to the composite entrance door with external feature lighting and two allocated parking spaces outside the property.

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, to the Utility access door and onto the front of the property as well.

## FIXTURES AND FITTINGS

A range of pre-selected flooring options are included - carpets to the Lounge, Stairs, Landing, Bedrooms One-Three. Vinyl flooring to the Open Plan Living Dining Area, Kitchen Area, WC, Utility Cupboard, Ensuite and Family Bathroom.

## 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.

Please note the furnishings in the photographs have been enhanced with the use of CGIs and virtual staging tools. The property is currently unfurnished.

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### ADDITIONAL INFORMATION

**Local Authority** – East Lindsey District Council

**Council Tax** – Band New Build

**Viewings** – By Appointment Only

**Floor Area** – 1022.00 sq ft

**Tenure** – Freehold







**Plot 8, Ranters Row, Alford**

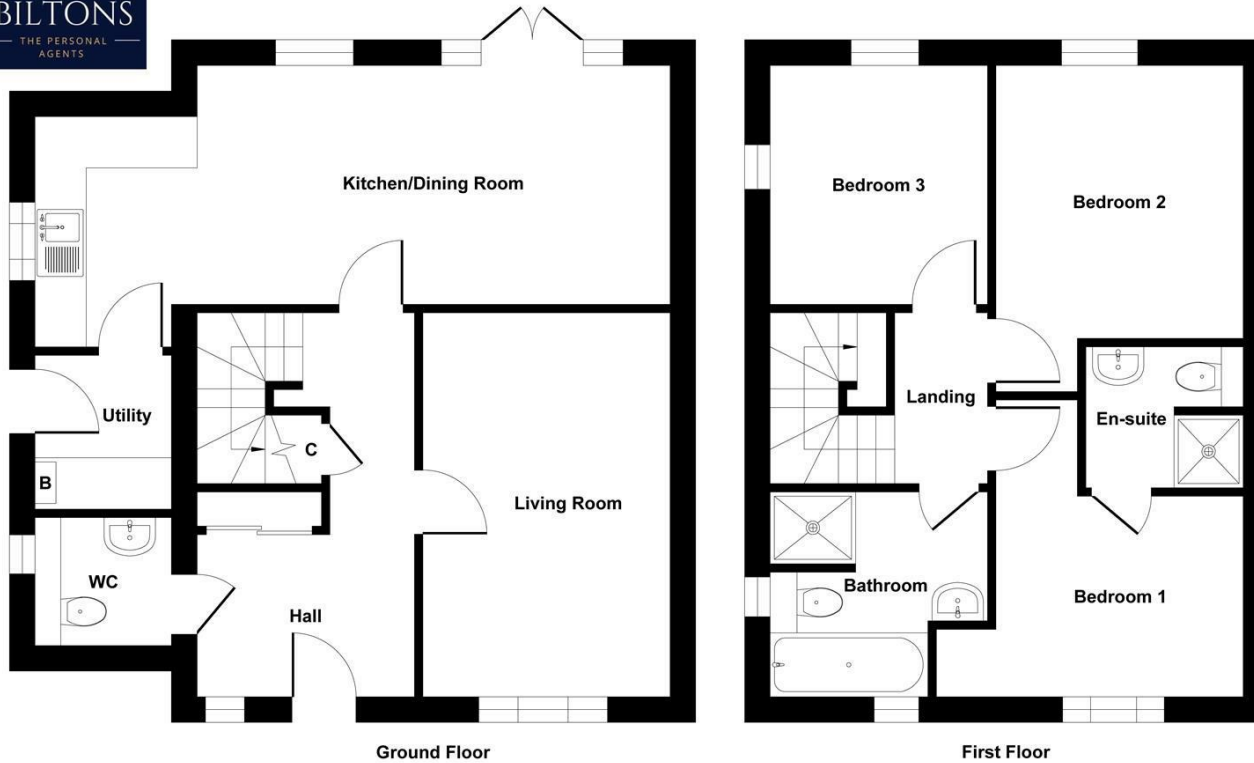


Illustration for identification purposes only. measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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