



3 RANTERS ROW

ALFORD, LN13 9AH

£210,000
FREEHOLD

OPEN DAY - SAT 27TH JULY 10AM - 2PM

A brand new three bedroomed home, designed with family living in mind, this well planned semi-detached property has so much to offer!



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01724 642002

3 RANTERS ROW



DESCRIPTION

A brand new home ideally situated within Alford, with just your flooring choices left to make, this is ready for you to now call 'home'!

The stand out feature of Number Three is the Open Plan Living 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, dishwasher and washing machine as well as a vast range of fitted units.

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 handy storage closet beneath the staircase 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 bath and 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 fully enclosed, set to lawn with textured paved patio and external lighting. The side courtesy gate allows ease of access to the front of the property as well.

With a 6 year Professional Consultants Certificate for added peace of mind and no chain, these well planned and finished properties are just waiting to be discovered!

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 under the stairs.

WC

Having an obscured glazed window to the front, towel rail radiator, vanity wash hand basin with contemporary units and tiled upstands and WC. Wall mounted electrical consumer unit.

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.

OPEN PLAN LIVING 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 contrasting work surface and upstands in a convenient 'U' 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, washing machine, contrasting black finished electric fan oven, four ring induction hob and complimenting chimney style extractor above. Corner boiler conceals the gas fired central heating 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 and TV point. Door to:

ENSUITE

With contemporary tiling, an enclosed corner shower with direct feed shower, vanity wash hand basin with contemporary 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 contemporary units, WC, towel rail radiator, obscured glazed windows to the front and recessed downlighting.

BEDROOM TWO

Situated to the rear, this spacious bedroom provides

ample space for a kingsize bed, wardrobes and bedside units. also featuring TV point.

BEDROOM THREE

Situated to the rear, this spacious bedroom provides ample space for a queen bed, wardrobes and bedside units also featuring TV point.

OUTSIDE

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 external lighting, a garden tap and a paved pedestrian footpath leading onwards to the rear garden gate and around to the front of the property ideal for wheeliebins etc.

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 9 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 – 0.00 sq ft

Tenure – Freehold



Image Enhanced Using Virtual Staging





Plot 7, Ranters Row, Alford

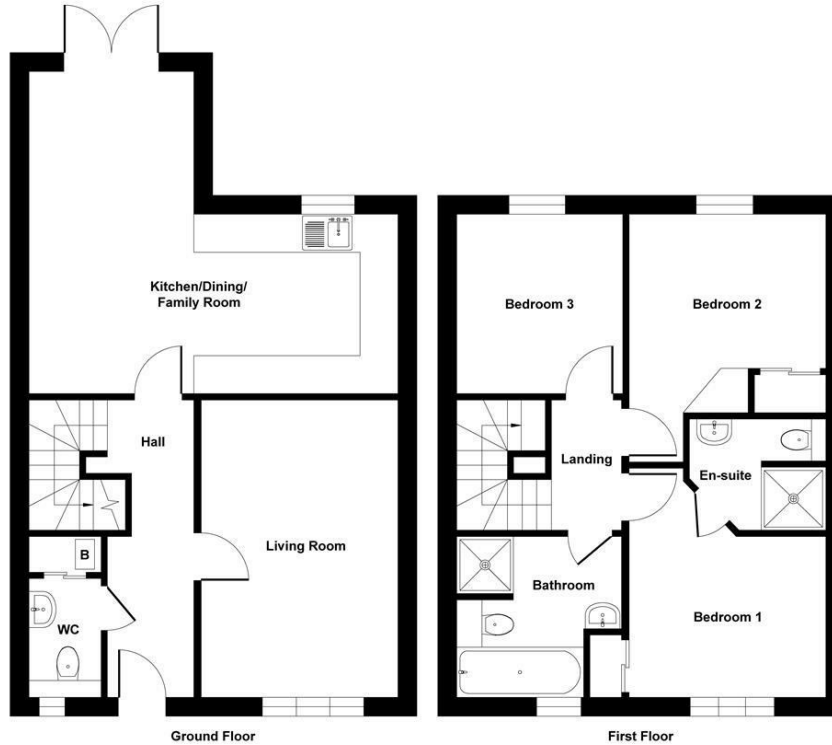


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(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

sophie@biltons.co.uk

07789211510

<https://biltons.co.uk/>



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