



**4 RANTERS ROW**  
**ALFORD, LN13 9AH**

**PRICE £204,950 £204,950**  
**FREEHOLD**

An exclusive development of 9 remaining properties, conveniently situated in the picturesque historic market town of Alford.



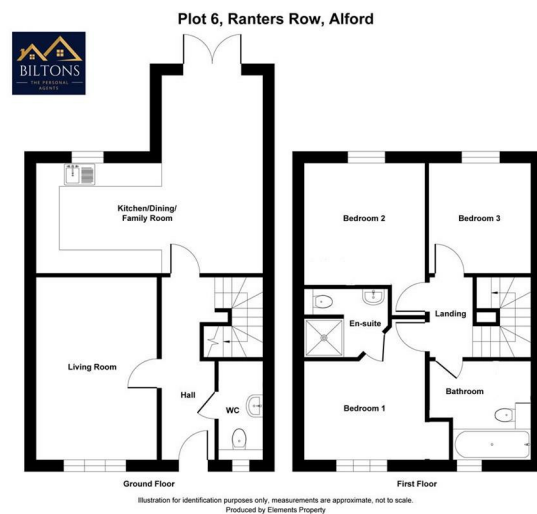
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# 4 RANTERS ROW



## 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.

The Formal Lounge is situated to the front of the property and offers a cosy reception area. 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 superb double doors opening onto the rear garden. The fitted Kitchen offers an extensive range of quality fully integrated appliances to include oven, hob with extractor hood over, fridge, freezer, dishwasher and washing machine as well as a vast range of quality fitted units.

The Ground Floor concludes with another handy storage closet and WC Cloakroom.

Rising upwards to the First Floor, Bedroom One will offer ample space for a kingsize bed and a further array of bedroom furniture with ease and is serviced by the impressive Ensuite Shower-room.

The Family Bathroom is elegantly finished with neutral tiling, bath as well as shower 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 will conclude with the Third Bedroom, easily accommodating a queen bed and further bedroom furnishings.

Outside the enclosed rear garden is fully enclosed, lawned and with textured paved patio and external lighting.

To the front, there are 2 allocated parking spaces. With a 6 year Professional Consultants Certificate

for added peace of mind, each of these beautiful homes are nearing completion and available to view now!

## 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 DINING KITCHEN

A great family space awash with natural light and having beautiful views through a 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.

The Kitchen Area provides a modern yet timeless range of grey finished quality fitted units with contrasting work surface 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, 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.

## 4 RANTERS ROW

### **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.

### **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 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.

### **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.

### **Agents Note**

Kitchen and Bathroom finishes will vary slightly from those pictured - please note internal photographs are those of a similar property also featured on the site.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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