



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



11 Alder Place
Alford, Lincolnshire. LN13 9BZ

BELL



11 Alder Place Alford

A modern three bedroom detached family home, built in 2014 by Chestnut Homes on a no through branch of Alder Place, a popular residential area of the historic market town of Alford. The property is well- presented and offers spacious ground floor accommodation including an office, ideal for working from home. Externally 11 Alder Place offers attractive gardens and large double garage.

Alford is a market town on the fringe of the Lincolnshire Wolds, a designated Area of outstanding natural beauty that is also within easy reach of the east coast. Alford offers a range of local services including doctor's surgery, primary and secondary schools with the larger market town of Louth and coastal resort of Skegness offering a greater range of amenities, each 14 miles away.

ACCOMMODATION

Entrance Hallway – with uPVC double glazed sash window to front, light to ceiling, oak and laminate effect flooring, radiator, carpeted stairs with spindle and balustrade to first floor, wood doors to ground floor accommodation including...

Living Room – with uPVC double glazed sash window to front, French doors to rear, lights to ceiling, tv point, multiple power points, radiator, carpet.

Office – with uPVC double glazed sash window to front, light to ceiling, carpet, radiator, multiple power points.

Cloakroom – with uPVC double glazed obscure sash window to side, light to ceiling, low level W/C, hand wash basin with splashback tiles, radiator, oak and laminate effect flooring.

Dining Kitchen – with uPVC double glazed sash windows to side and rear, french doors to opposite side, lights to ceiling, good range of modern storage units to base and wall levels, Zanussi oven and four ring hob beneath extractor canopy, space





and connections for upright fridge-freezer, under counter washing machine, radiators, oak and laminate effect flooring, multiple power points, wood door to pantry.

First Floor Landing – with uPVC double glazed sash window to rear, light to ceiling, carpet, radiator, multiple power points, wood doors to bedrooms and bathroom.

Master Bedroom – with uPVC double glazed sash window to front, light to ceiling, carpet, radiator, multiple power points, wood door to built in storage space, tv point, wood door to...

En Suite Shower Room – with uPVC double glazed obscure sash window to front, light to ceiling, low level W/C, pedestal sink, shower cubicle with tiled surround, tile effect flooring, radiator, shaver socket.

Bedroom Three – with uPVC double glazed sash window to front, light to ceiling, radiator, carpet, multiple power points.

Family Bathroom – with uPVC double glazed obscure sash window to rear, light to ceiling, low level W/C, pedestal sink, panel bath with shower over, tiled surround, tiles floor, radiator.

Bedroom Two – with uPVC double glazed sash window to front, light to ceiling, carpet, radiator, multiple power points.

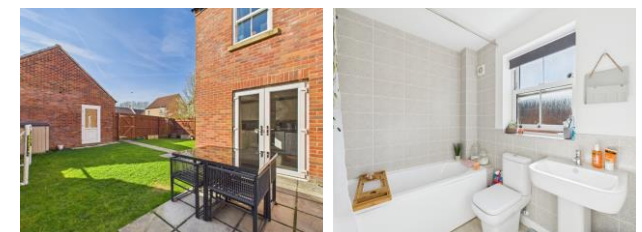
OUTSIDE

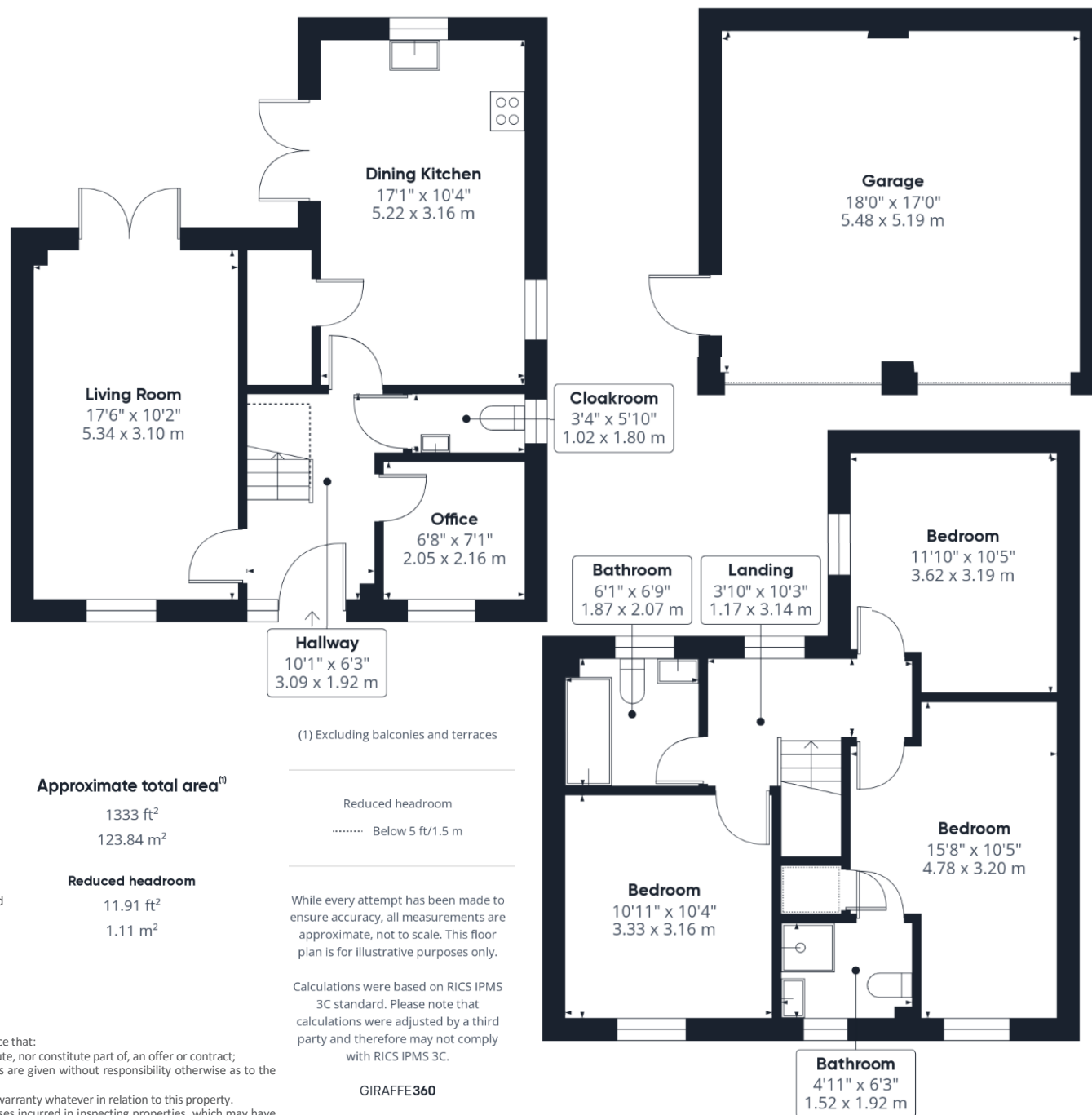
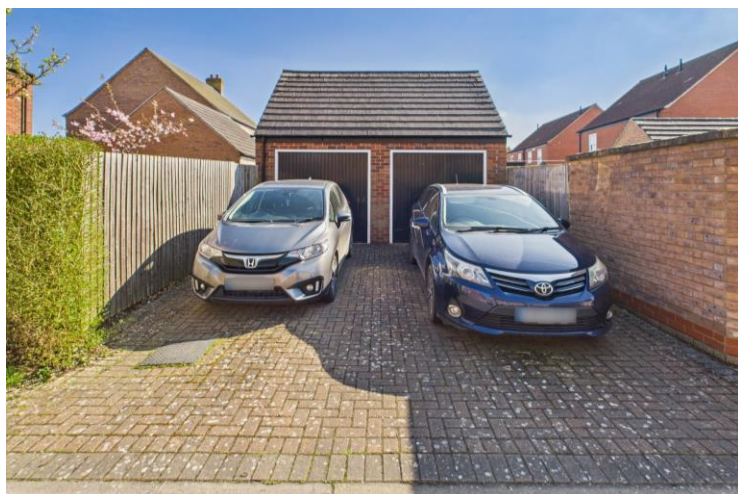
The front is contained by hedging, with paved path leading to the front door and lawn set alongside.

To the side, a driveway provides parking for two vehicles and leads to the...

Double Garage – with up and over doors to front, lights to ceiling, power points, uPVC double glazed obscure door to side, to garden.

The rear garden, largely contained by timber fencing, is laid to lawn with paved patio seating and a path which runs from the kitchen and living room doors, and to the side garage door and a gate through to the drive.





East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

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