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PROPERTY
AWARDS
2024
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GOLD WINNER
ESTATE AGENT
IN HORNCastle



York House

13 Alder Place, Alford, Lincolnshire. LN13 9BZ

BELL



York House, Alford

A modern four bedroom detached family home, built in 2016 to a good standard by Chestnut Homes with uPVC double glazed sash windows, gas central heating, stone sills and lintels. The property also carries the balance of an NHBC warranty and is located on a no through branch of Alder Place, a popular residential area of the historic market town of Alford.

The property is immaculately presented and offers spacious ground floor accommodation including an office, ideal for working from home. Externally York House offers attractive gardens and large double garage, the front looking out over the play area and open green space.

ACCOMMODATION

Storm Porch with a composite main entrance door having two high level double glazed panels into:

Hallway with uPVC double glazed sash window to the front aspect; spindle and balustrade staircase up to the first floor, under stairs storage cupboard, radiator, telephone point, ceiling light, vinyl flooring and multiple power points. Doors to:

Cloakroom comprising low level WC, wall mounted wash hand basin with appropriate wall tiling, vinyl flooring, radiator, coat hooks, ceiling light and extractor fan

Home Office with uPVC double glazed sash window to the front aspect; radiator, built in large storage cupboard, telephone point, ceiling light and multiple power points,

Sitting Room having uPVC double glazed sash window to the front aspect; two radiators, telephone and TV points, ceiling light and multiple power points. Pair of wooden panel doors to:

Dining Room with uPVC double glazed sash window to the rear aspect; radiator, ceiling light and multiple power points. Door through to:



Breakfast Kitchen having uPVC double glazed French doors and sash window to the rear aspect; a good range of base, wall and full height units, stainless steel sink and drainer inset to roll edge worktop with appropriate splash back tiling. Built in Zanussi gas hob with stainless steel extractor hood over, built in Zanussi electric double ovens, dishwasher and fridge freezer. Vinyl flooring, radiator, ceiling lights and multiple power points. Door to:

Utility Room with uPVC double glazed door to the side aspect; worktop over utilities with space and connection for washing machine. Full height storage unit, wall mounted Baxi DUO TEC 2 gas fired combi boiler, radiator, vinyl flooring, coat hooks, extractor fan, ceiling light and multiple power points.

First Floor

Gallery Landing with spindle and balustrade gallery, built in storage cupboard, radiator, access to loft space and multiple power points. Doors to:

Bedroom 1 having uPVC double glazed sash window to the front aspect; freestanding mirror fronted wardrobe with hanging rails and shelving included, radiator, telephone point, ceiling light and multiple power points. Door through to:

En Suite having uPVC double glazed sash window to the front aspect; tiled shower cubicle with glass door enclosure and chrome thermostatic mixer valve, low level WC, pedestal wash hand basin with appropriate wall and splash back tiling. Built in storage cupboard, radiator, extractor fan, shaver point and ceiling light.

Bedroom 2 with uPVC double glazed window to the front aspect; radiator, ceiling light and multiple power points.

Bedroom 3 with uPVC double glazed window to the rear aspect; radiator, ceiling light and multiple power points.

Bedroom 4 with uPVC double glazed window to the rear aspect; radiator, ceiling light and multiple power points.





Bathroom having uPVC double glazed obscure sash window to the rear aspect; tiled shower enclosure with glass shower door and chrome thermostatic mixer valve, panel bath, pedestal wash hand basin with appropriate wall tiling and low level WC. Radiator, extractor fan, vinyl flooring, ceiling light and shaver point.

OUTSIDE

The property is approached over a block paved Drive leading to a large tarmacadam parking and turning area beyond to the **Double Garage** [17' 3" x 17' 3" (5.25m x 5.25m)] with two metal up and over doors, power and light connected. The front garden is predominantly laid to lawn with post and rail fencing to the boundaries and paved dual width pathway leading alongside hedging to the front door.

The fully secure rear garden is accessed via gates either side of the property. Immediately to the rear is a paved seating area with roof providing excellent outdoor entertaining space and further paving wraps around the garage. The garden is predominantly laid to lawn with planting pockets featuring specimen trees including apple and cherry. To the rear of the garage is an extensive gravel area where a timber **Garden Shed** [10' x 8' (3.05m x 2.44m)] with power and light connected is located. There is an outside tap and the boundaries to the rear are timber overlap fencing.

THE AREA

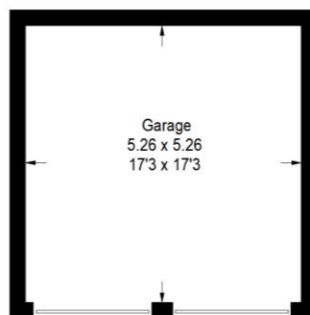
Alford is a market town on the fringe of the Lincolnshire Wolds, a designated Area of outstanding natural beauty that is also within easy reach of the east coast. Alford offers a range of local services including doctor's surgery, primary school and two secondary schools with the larger market town of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



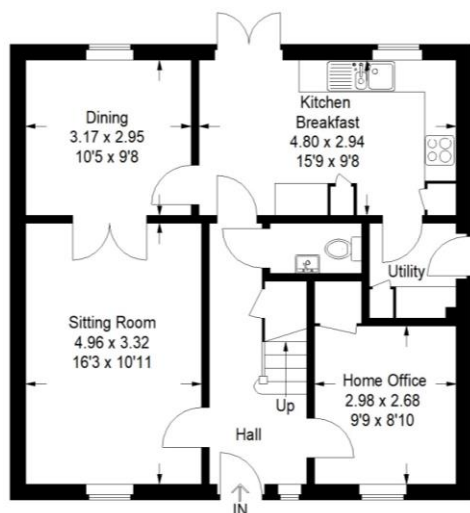


York House

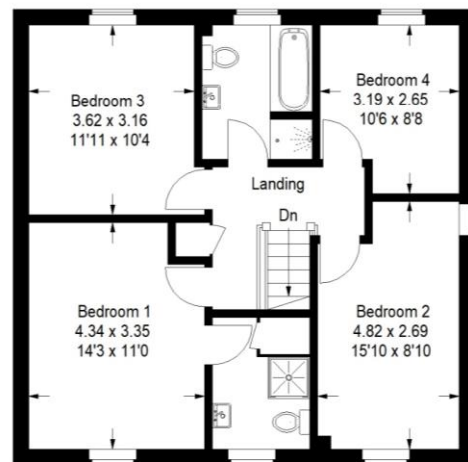
Approximate Gross Internal Area
Ground Floor = 66.6 sq m / 717 sq ft
First Floor = 66.0 sq m / 710 sq ft
Garage = 27.6 sq m / 297 sq ft
Total = 160.2 sq m / 1724 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



ENERGY PERFORMANCE RATING: B

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, Old Bank Chambers, Horncastle. LN9 5HY.

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Photographs taken 2021

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