



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle

63 Chantry Road
Alford, Lincolnshire. LN13 9HJ

BELL



63 Chantry Road Alford

63 Chantry Road is a beautiful three-bedroom property, with a large, landscaped rear garden, situated to a no through road in the popular market town of Alford.

Enjoying a corner plot, the property extends out to the rear to provide private, child and pet friendly outdoor space; stepping out from the open lounge-kitchen-diner. The ground floor also enjoys a lounge, office, utility and bathroom – with three bedrooms and further bathroom to the first floor.

ACCOMMODATION

Entrance Hallway having composite double glazed obscure front entrance door, carpeted stairs to first floor, carpeted floor, electric wall mounted heater, ceiling light and power points. Door to:

Lounge having uPVC double glazed window to front aspect; built in storage units either side of central electric fireplace with stone style surround, TV point, ceiling light and power points. Glazed French doors with full height windows alongside to:

Living Dining Kitchen having uPVC double glazed French doors and window to rear; a range of modern storage units to base, wall and full height cupboard, sink and drainer set to square edge worktop, integrated dishwasher, fridge and freezer, Range cooker and hob beneath extractor canopy. Tiled floor, TV point, ceiling lights and spot lights over kitchen, power points. Doors to office and to:





Utility with uPVC double glazed window to side aspect; storage unit beneath worktop with sink and drainer with space and connections for under counter washing machine and dryer. Tiled floor, radiator, wall mounted gas fired Viessman boiler and ceiling light. Door to:

Bathroom having uPVC double glazed obscure window to rear aspect; bath with tiled surround, monsoon and regular heads over, wash hand basin to wood storage unit and low level WC. Tiled floor, radiator, heated towel rail and ceiling spotlights.

Office with uPVC double glazed window to front aspect; tiled floor, radiator, built in under stairs storage space, ceiling light and power points.

First Floor

Landing with carpeted floor, loft access hatch, ceiling light and power points. Doors to first floor accommodation.

Bedroom 1 with uPVC double glazed windows to front and rear aspects; carpeted floor, radiator, ceiling light and power points.

Shower Room having uPVC double glazed obscure window to rear aspect; corner shower with board surround, monsoon head over, pedestal wash hand basin and low level WC. Tiled floor, heated towel rail and ceiling light.

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

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





OUTSIDE

The property is approached to the front, through pedestrian gate and up concrete path with gravelled space and evergreen tree alongside, to the front door. A side gate secures the rear garden- a child and pet friendly space. Parking is located to the central space of the close; being shared and unallocated.

The rear garden extends out to provide an attractive, bright space; predominately laid to lawn with a wealth of mature flowerbeds and trees. A paved patio leads down one side, with swing seat (to be sold with the property) and electricity connected; a large timber shed with electric connection, a small pond/water feature with electrics and further sockets available.

To one corner is a useful chicken run, largely post and wire containment with a small coop, gravelled and sleeper-edge bed spaces within.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING; TBC

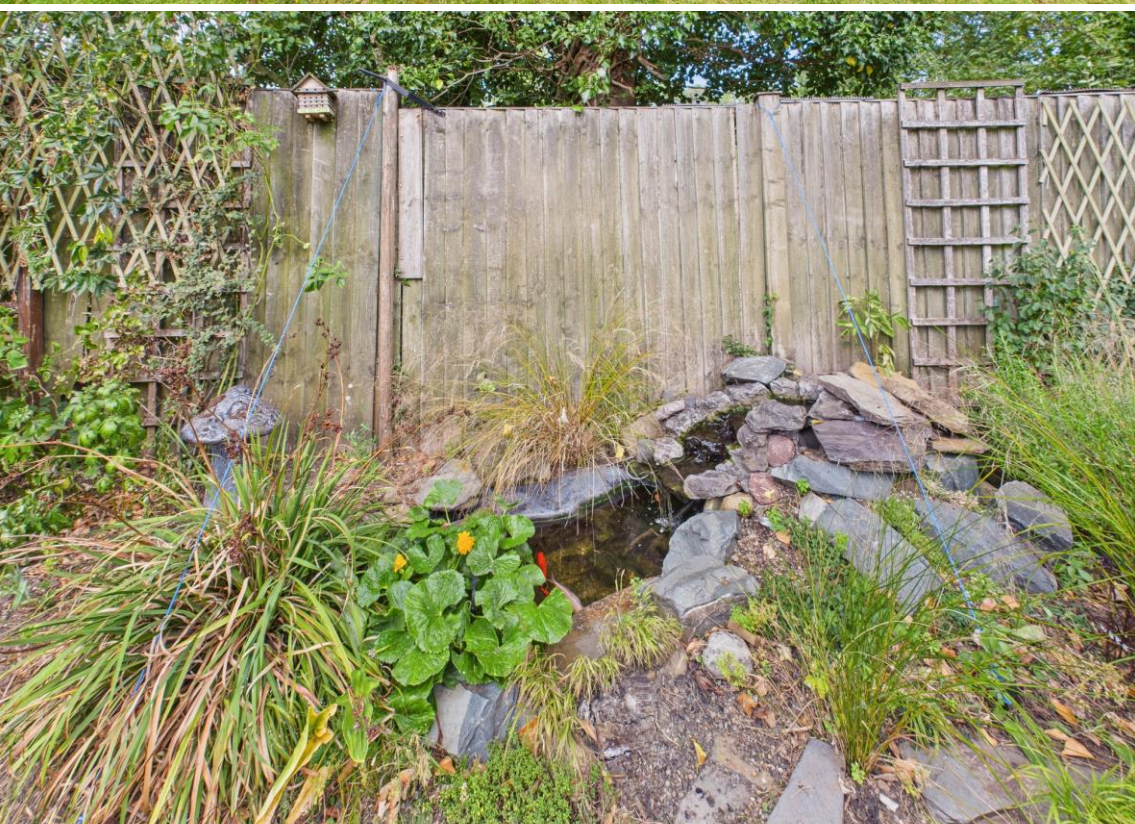
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

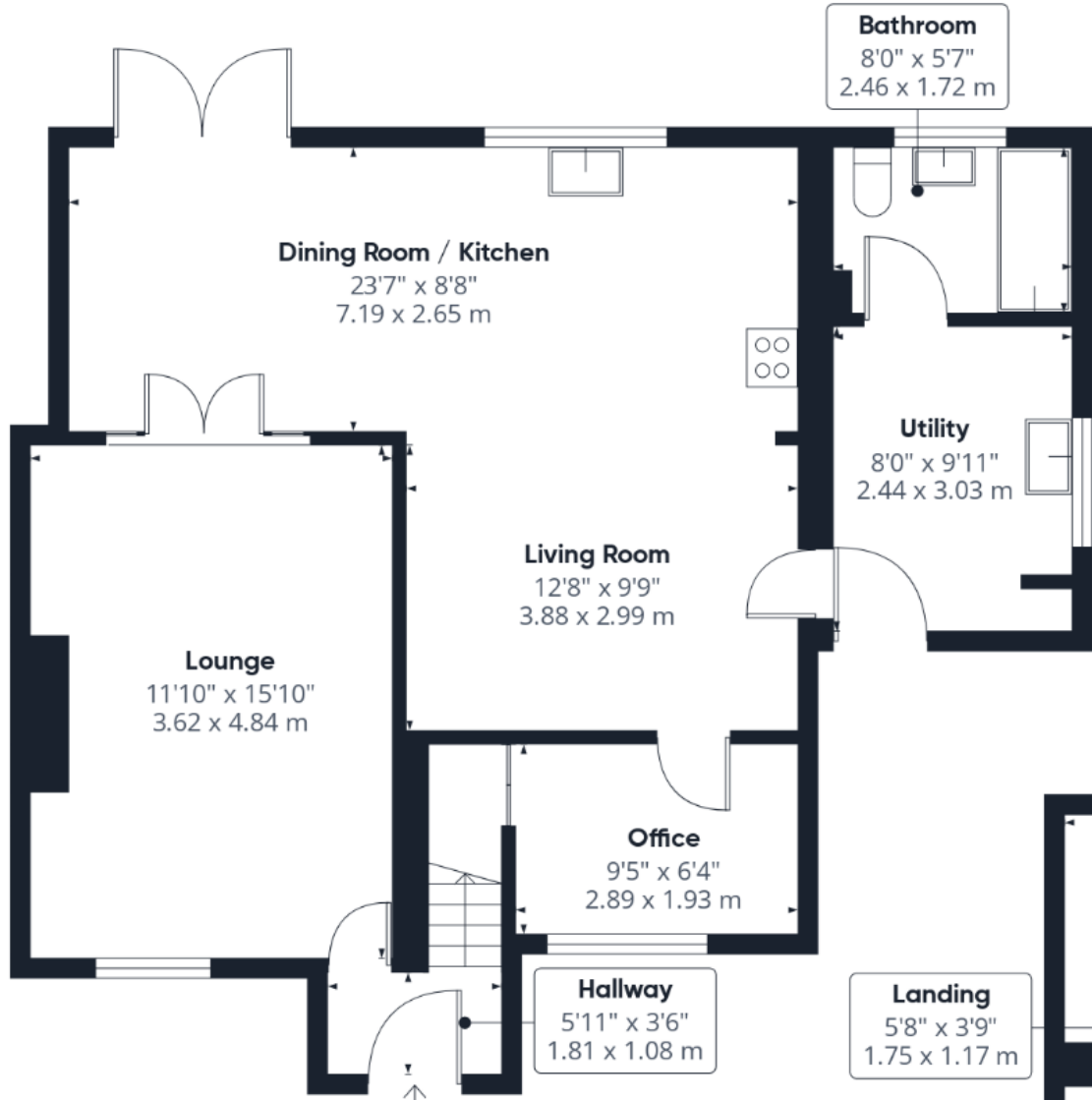
VIEWING: By arrangement with the agent's Horncastle Office

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Brochure prepared 14.08.2025







(1) Excluding balconies and terraces

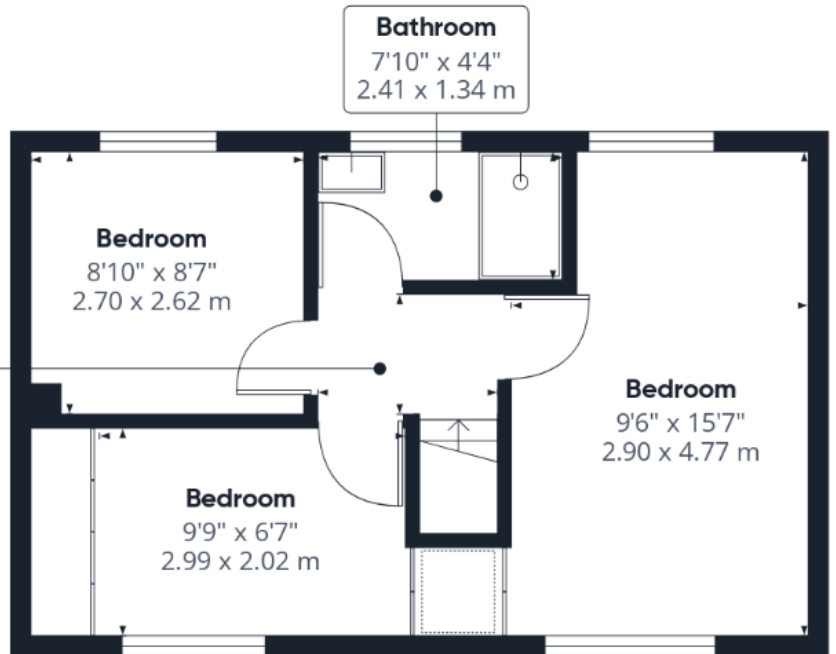
Approximate total area⁽¹⁾

1090 ft²

101.3 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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