



# CHOICE PROPERTIES

*Estate Agents*

55 South Street,  
Alford, LN13 9AN

Reduced To £500,000



Choice Properties are excited to offer to you this most unique, charming and period home occupying a pleasant position in the historic market town of Alford. Standing at the foot of the rolling Lincolnshire Wolds (an area of outstanding natural beauty) this attractive home sits in good sized gardens with a large sweeping drive, providing ample space for many vehicles and also comes with a self-contained annexe with 2 bedrooms and a separate building which would be perfect for a workspace. We highly recommend viewing this home at your earliest convenience.

This beautiful period home benefits from bespoke double glazed timber frames and Gas Central Heating. The well laid out internal accommodation, self-contained annexe & home office consists of :-

### **Entrance Porch**

Leading through to :

### **Open Plan Living**

13'6" x 30'10"

Open plan kitchen/dining room/living space. Kitchen consists of - Fitted wall and base units with work surfaces over and matching island. Butler sink. Partly tiled. Radiator. Power Points. Dining Room/Living Space consists of - storage cupboard either side of fireplace which houses a log burner. Radiator. Power Points. Door leading to side of property.

### **Utility Room**

15'2" x 6'0"

Fitted wall and base units with work surfaces over. One and a half sink unit with drainer and taps & drainer. Space & plumbing for washing machine. Radiator. Power Points. Partly tiled.

### **Study**

7'0" x 11'3"

Storage cupboards. Radiator. Opening through to :

### **Conservatory**

15'0" x 8'9"

Radiator. Power Points. TV Aerial Point. Door leading to side courtyard. Door also leading to :

### **Bathroom**

10'5" x 5'10"

Bath with shower over. Wash hand basin set in vanity unit and push button WC. Radiator. Partly tiled.

### **Reception Room**

22.4" x 11'1" (maximum measurements)

Bay window to side. Log burner set in fireplace. Radiators. Power Points. TV Aerial Point. Storage cupboards. Double opening doors to rear garden.

### **Family Bathroom**

8'11" x 10'5"

Sunken bath with shower over. Wash hand basin set on vanity unit and push button WC. Radiator. Skylight.

### **Bedroom 1**

13'7" x 16'5"

Open fireplace. Radiators. Power Points. Door leading to its own dressing room with storage.

### **Bedroom 2**

13'7" x 14'1"

Radiator. Power Points. Fitted wardrobe/storage cupboard.

### **Bedroom 3**

12'0" x 10'10"

Radiator. Power Points.

### **Bedroom 4**

8'5" x 11'3"

Radiator. Power Points.

### **Home Office**

11'04" x '8 (approximate measurements)

Spot lighting. Power Points. Electric Radiator. Wash hand basin set in vanity unit and stainless steel tap.

### **Apple Loft**

Consists of :

### **Open Living Space**

20'03" x 11'03" (approximate measurements)

Fitted wall and base units with work surfaces over. One and a half sink unit with drainer, mixer taps & drainer. Space for under counter fridge/freezer & electric oven with hob over. Power points. Extractor fan. Partly tiled. Spot lighting. Skylight. TV Aerial Point.

### **WC**

5'06" x 2'06" (approximate measurements)

Push button flush WC and wash hand basin set in vanity unit. Extractor fan.

## **Bedroom 1**

11'04 x 8 (approximate measurements)

Power Points. Skylight. Electric Radiator.

## **Bedroom 2**

10'02 x 17'08 (to max point, approximately)

Power Points. Skylight. Spot lighting. Electric Radiator.

## **Bathroom & Separate WC**

Bath with shower over. Pedestal wash hand basin. Radiator. Partly tiled. WC is located next door and consists of push button flush WC & pedestal wash hand basin.

## **Gardens**

To the right of the property is gated access for vehicles to the side courtyard, allowing access to the garage. The rear garden is laid mainly to lawn with mature trees and shrubbery bordering the garden. Leading out of the reception room is a lovely patio area which is ideal for enjoying the sunshine during the day. For the evening, a beautiful pergola sits in the middle of the garden, allowing you to soak up the evening sun while admiring the pure beauty of this property. There is also a side allotment space which you can access from the open living space and also includes a greenhouse and ready-to-go vegetable/fruit beds

## **Garage, Store Room & Driveway**

A large sweeping driveway allows for multiple vehicles to park and has an entrance and exit for ease. To the right of the property, there is gated access to a courtyard which allows for extra parking and access to the garage and store room. Garage has an up and over door, with power & lighting and access through to the store room.

## **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

## **Viewing Arrangements**

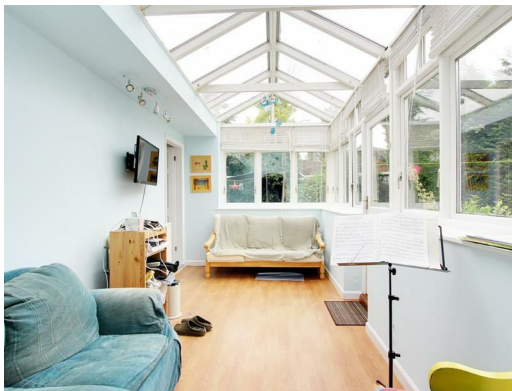
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making an Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







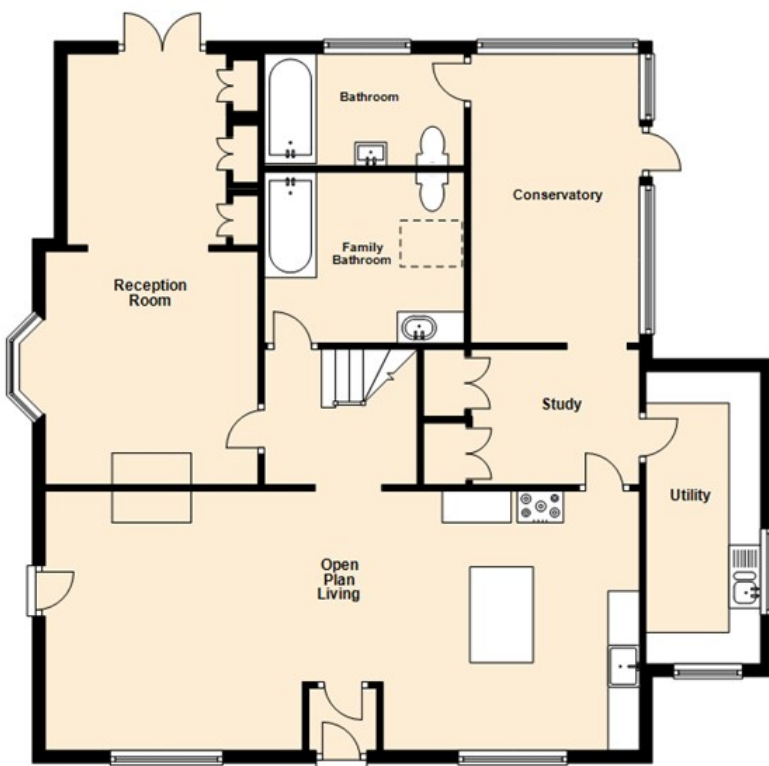






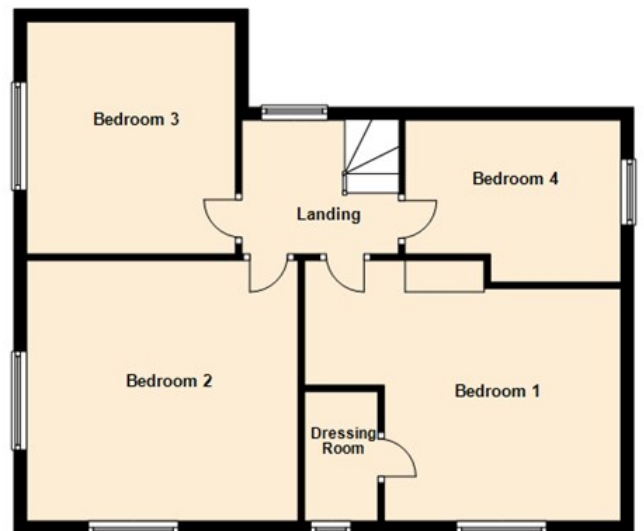
### Ground Floor

Approx. 111.7 sq. metres (1201.9 sq. feet)



### First Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



Total area: approx. 176.5 sq. metres (1899.9 sq. feet)

# Directions

From our Alford office head South along South Street and number 55 can be found a little way down on your left hand side.

