



# CHOICE PROPERTIES

*Estate Agents*

New Build Station Road,  
Alford, LN13 9JB

Reduced To £725,000



Occupying an ideal position on the outskirts of this lovely historic market town of Alford and sitting on 3/4 acres of land, Choice Properties are delighted to bring to market this most impressive, exclusive new build home which enjoys rear views of some of Lincolnshire's most finest rolling countryside. Offering 4 Bedrooms (2 en-suites), spectacular open plan living space with bi-folding doors opening onto the rear garden as well as a double garage and sweeping driveway, this superb property has been constructed to a high specification with quality internal fittings. This beautiful home is ready to view at your earliest convenience.

This most spacious home has been constructed and finished to a very high specification with superb standard equipment and finishes throughout. With full central heating and UPVC Double Glazing the well laid out internal accommodation consists of :-

### **Entrance Hall**

20'4" x 10'7"

Stairs leading to First Floor Landing. Power Points. Underfloor Heating. Tiled Flooring. Spot Lighting. Fire Alarm.

### **Living Room**

26'7" x 15'4"

Large Bay Window to front. Power Points. TV Aerial Point. Telephone Point. Beautiful Feature Fireplace with Lighting. Spot Lighting.

### **Open Plan Living**

46'7" x 13'11"

Stylish and Modern Kitchen with wall & base units and worksurfaces over. Integrated double fridge/freezer units. Large feature island with sink unit and mixer taps. Also featuring integrated dishwasher and wine cooler. Bi-folding doors to the left of the kitchen/diner space and full windows to the rear. Power Points. Underfloor Heating. Spot Lighting. TV Aerial Point. Telephone Point. Door leading to :

### **Pantry**

4'2" x 5'3"

Power Points.

### **Utility Room**

19'10" x 9'0"

Base and freestanding units with work surfaces over. Space and plumbing for washing machine. Sink unit with tap and drainer. Power Points. Features WC measuring 4'2" x 5'0" encompassing a push button flush WC & wash hand basin set in vanity unit. Underfloor Heating. Tiled Flooring. Spot Lighting. Door leading to rear garden and to Garage.

### **Office/Bedroom 5**

10'6" x 15'4"

Power Points. TV Aerial Point. Telephone Point. Spot Lighting. Underfloor Heating.

### **WC**

7'6" x 3'1"

Push button flush WC & wash hand basin set in vanity unit. Underfloor heating. Tiled Flooring. Extractor Fan.

### **Landing**

Radiator. Power Points. Spot Lighting.

### **Bedroom 1**

17'0" x 15'4"

Radiator. Power Points. Spot Lighting & Central Lighting. TV Aerial Point. Telephone Point. Door into :

### **En-suite**

Large walk-in shower & push button flush WC and wash hand unit both set in vanity unit. Heated towel radiator. Spot Lighting.

### **Dressing Room**

3'5" x 7'0"

Radiator. Power Points. Spot Lighting.

## Bedroom 2

12'8" x 15'4"

Radiator. Power Points. Spot Lighting & Central Lighting. TV Aerial Point. Telephone Point. Door into :

## En-suite

Walk-in Shower, push button flush WC & wash hand basin set in vanity unit. Heated towel radiator.

## Bedroom 3

15'11" x 13'11"

Radiator. Power Points. Spot & Central Lighting.

## Bedroom 4

13'10" x 13'11"

Radiator. Power Points. Spot Lighting. TV Aerial Point. Telephone Point.

## Bathroom

Attractive modern bathroom suite consisting of walk-in shower, bath and push button flush WC and wash hand basin both set in vanity unit. Heated towel radiator. Spot Lighting.

## Double Garage & Driveway

19'10" x 20'3"

2 Up & Over Doors. Power & Lighting.

## Gardens

## 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 - TBC

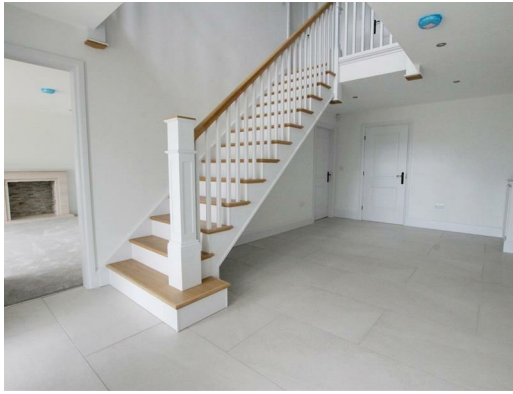
## Viewing Arrangements

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

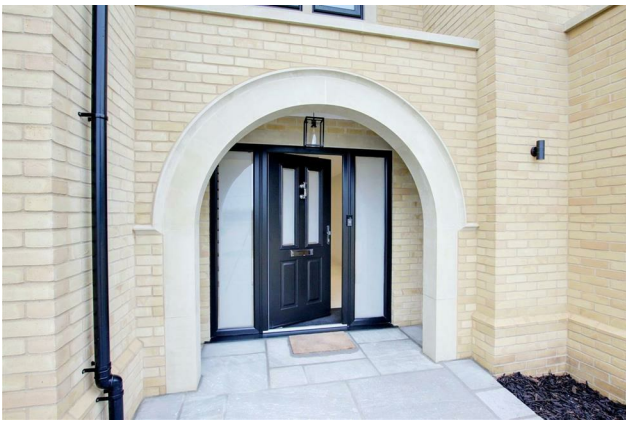
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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.

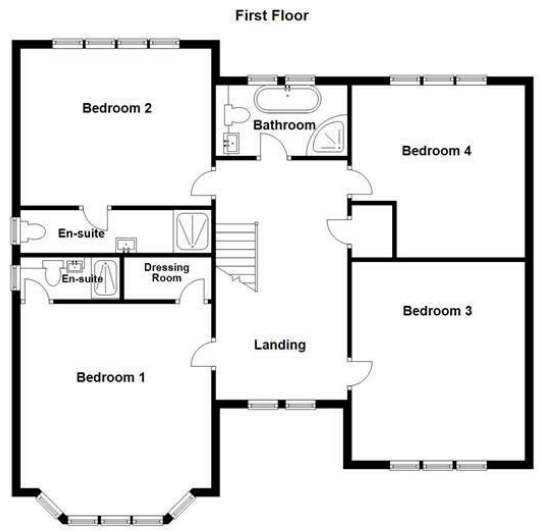
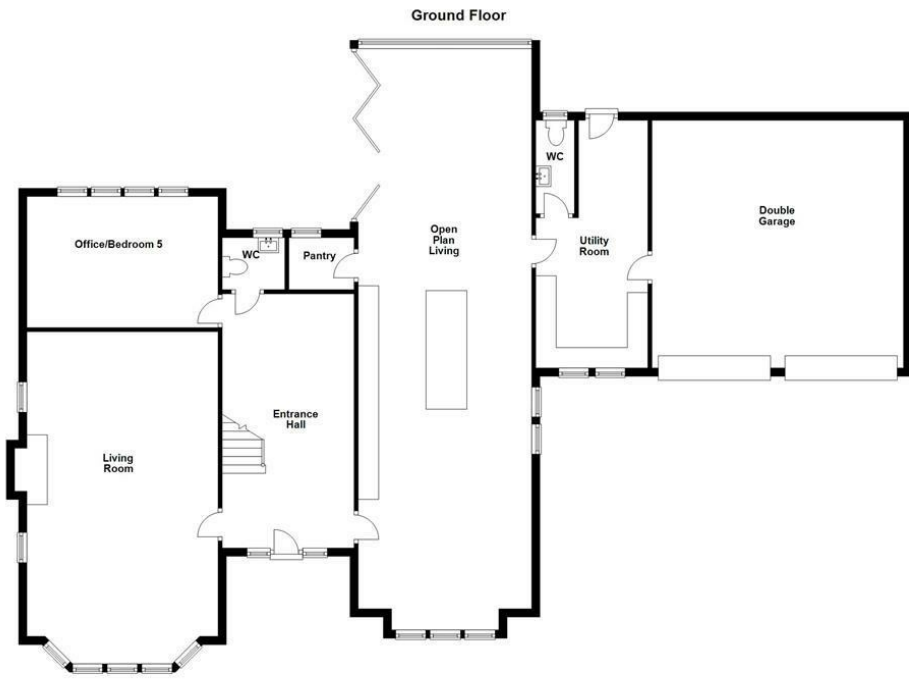
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.













# Directions

From our Alford office head towards the Church and turn left onto West Street. Follow this road out of Alford and this spectacular property can be found on your right hand side just before RSG Motors LTD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

