



CHOICE PROPERTIES

Estate Agents

Chapel House Chapel Street,
Alford, LN13 9DP

Price £450,000



Choice Properties are delighted to present to you this most attractive newly renovated detached house. Featuring a stunning kitchen/diner, living room, separate sitting room and bi-folding doors opening to rear decking area. The property provides ample parking along with good sized gardens and a detached garage, this home is truly beautiful. Situated in a pleasant residential position close to the town centre and local amenities we highly recommend viewing this superb property at your earliest convenience.

This beautifully renovated property has the added advantage of Gas central heating plus UPVC double glazed windows and doors. The well presented and spacious internal accommodation consists of :-

Front Entrance Door

Leading into:

Entrance Hall

14'2 x 7'1

Staircase to the first floor landing. Radiator. Telephone point. Smoke alarm.

Kitchen/Diner

20'2 x 12'3

Attractive feature kitchen with fitted wall and base units with work surfaces over. Extended units with breakfast bar and electric oven and hob. Butler sink with stainless steel mixer tap. Integrated dishwasher. Bespoke splashback. Power Points. Radiator. Spot Lighting. Double patio doors leading outside and door leading to :

Utility Room

8'9 x 7'8

Fitted wall and base units with work surfaces over, housing the fuse board & boiler. One and a half sink unit with drainer and mixer taps. Plumbing for washing machine and space for tumble dryer. Door leading outside. Power Points. Partly tiled & tiled flooring.

Living Room

20'2 x 13

Power Points. Radiator. TV Aerial Point.

Cloakroom WC

6'01 x 3'02 (maximum measurements)

Push button flush WC. Wash hand basin with mixer tap set in vanity unit. Partly tiled.

Sitting Room

18'01 x 15'05

Radiator. TV Aerial Point. Power Points. Air Conditioning Unit. Spot Lighting. Bi-folding doors leading to raised decking area. Under stair storage cupboard. Stairs leading to :

Games Room

18'01 x 15'05

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

Landing

Radiator. Power points. Access to loft which is partly boarded and has pull down ladder and lighting.

Bedroom 1

13'7 x 13

Radiator. Power Points. TV Aerial Point. Door leading to :

En-suite

9'08 x 6

Push button flush WC and wash hand basin with mixer tap set in vanity unit. Heated towel radiators. Walk in Shower and bath. Shaver socket. Storage cupboard. Fully Tiled.

Bedroom 2

11'8 x 9'10

Radiator. Power Points. Door leading to :

En-suite

11'11 x 7'05 (maximum measurements)

Push button flush WC and wash hand basin with mixer tap set in vanity unit. Heated towel radiators. Jacuzzi bath with shower over. Storage cupboard & wardrobe. Fully Tiled.

Bedroom 3

12 x 9'11 (maximum measurements)

Radiator. Power Points. Storage cupboard. Door leading to :

En-suite

6'8 x 6

Push button flush WC and wash hand basin with mixer tap set in vanity unit. Heated towel radiator. Bath with shower over. Shaver socket. Fully Tiled.

Garage & Driveway

18' x 14'8

Spacious garage with up and over garage door. Side access door. Pull down ladder giving access to the loft area. Spot lighting. Power and lighting. Double width driveway in front of the garage as well as an additional side driveway to the left of the property which is accessed by an electric gate.

Gardens

Newly paved driveway to the left of the property which is privately enclosed by an electric gate and a newly planted shrub border. To the rear of the property is a large private decking area which has seating and floor lighting. To the right of the property is an easily maintainable area which is currently partly being laid to lawn and partly rubber flooring.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D. Amount payable in 22/23 is £1,865.16

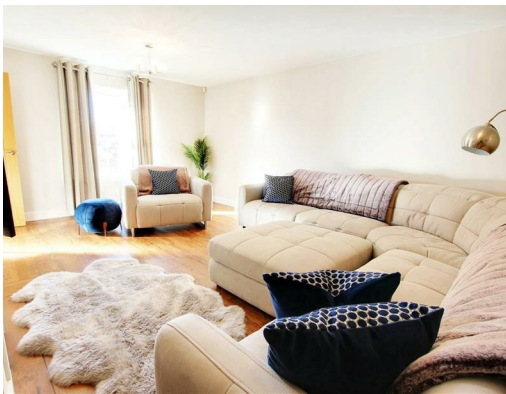
Viewing Arrangements

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. 96.2 sq. metres (1035.2 sq. feet)



First Floor

Approx. 91.9 sq. metres (989.1 sq. feet)



Total area: approx. 188.1 sq. metres (2024.3 sq. feet)

Directions

From our Alford office head East towards the Church and at the junction turn left onto High Street. Take your first right into Chapel Street and Chapel House can be found at the bottom of the road on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

