



CHOICE PROPERTIES

Estate Agents

18 Tothby Lane,
Alford, LN13 0AE

Reduced To £420,000



With No Onward Chain, Choice Properties are delighted to offer for sale this most spacious and well presented detached 3/4 bedroom residence with no upper chain this home occupies a sought after position and featuring a Large Open Plan Kitchen/Dining Room & Conservatory this home also has the option of using the Study as a 4th Bedroom and also features an additional Ground Floor Shower Room. With a large Double Garage which benefiting from extra height this lovely property stands in well maintained private gardens in the charming historic market town of Alford. Viewing is Highly Recommended.

With the benefit of Gas Central Heating and UPVC Double Glazing the well laid out internal accommodation comprises:-

Entrance Hall

23'1" x 6'5"

With UPVC Double Glazed Front Door. Radiator. Power points. Staircase to Landing.

Lounge

17'7" x 14'8"

With feature fireplace housing Gas 'log effect' burner. Radiator. Power points.

Study/Bedroom 4

14'82 x 7'7"

Radiator. Power points.

Kitchen

11'7" x 9'2"

Open Plan Kitchen/ Dining Room (27'7 x 11'2 in total) With cream country style kitchen featuring wall, base and drawer units with work surfaces over. One and half bowl sink unit and drainer with mixer tap. Part tiled. Rangemaster range with electric oven and gas hob with extractor hood over. Power points. Built in fridge/freezer. Karndean flooring. Power points. Archway into the Open plan Dining Room:-

Dining Room

16'0" x 11'7"

Radiator. Power points. Karndean flooring. Sliding doors into the Conservatory.

Conservatory

12'7" x 9'10"

Radiator. Power points. Insulated Roof. Double opening doors to the garden.

Utility Room

9'10" x 8'5"

With cream country style wall and base units with work surfaces over. Plumbing for automatic washing machine. Plumbing for dishwasher. Sink unit and drainer with mixer tap. Cupboard housing Ariston Gas boiler. Time control switch for the central heating.

Rear Hallway

8'0" x 3'10"

With door to the rear garden and door to the double garage.

Pantry

3'11" x 5'8"

Shower Room

8'0" x 5'8"

With walk in shower. Back to wall w.c. and wash hand basin set in vanity unit. Heated towel radiator. Fully tiled walls.

Landing

23'1" x 6'5"

Airing cupboard with hot water cylinder and immersion heater. Radiator.

Bedroom 1

10'11" extending to 13'08" (excl cupboard) x 14'08"

Radiator. Power points. Door to dressing room.

Dressing Room

6'2" x 7'2"

Bedroom 2

12'2" x 11'3"

Radiator. Power points. Door to walk in wardrobe.

Bedroom 3

13'0" x 11'3"

Radiator. Power points. Door to walk in cupboard.

Bathroom & w.c

10'11" x 7'7"

Panelled bath with shower over. Pedestal wash hand basin, low level flush w.c.. Bidet. Storage cupboard. Radiator. Part tiled.

Extra Height Double Garage

20'6" x 18'2"

Featuring a double garage with electric doors one of which is extra height to provide access for motor home/camper van, etc. Power and lighting. Integral door to the house.

Workshop

11'3" x 14'6"

Window to side, door.

Driveway

Large block paved driveway which can accommodate many vehicles. Double gates lead through to further block paved area to the rear which provides extra car standing and access to the garage.

Gardens

The super home stands in good sized gardens. To the front the property features well maintained shrubs, plants and trees which and the garden is made most private by way of hedging. To the rear the garden is private and enclosed and benefits from a well manicured lawn, attractive flower borders, patio area and additional block paved car/caravan standing area.

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 E. Gross Amount Payable for 2023 is £2,604.64

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE . Tel 01507 462277

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.



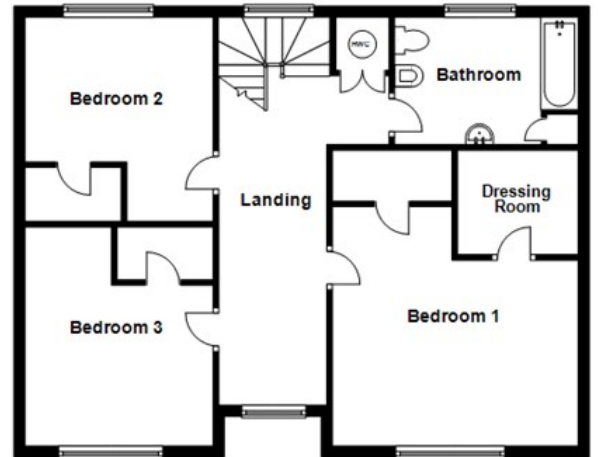
Ground Floor

Approx. 159.5 sq. metres (1717.0 sq. feet)



First Floor

Approx. 76.5 sq. metres (823.6 sq. feet)



Total area: approx. 236.0 sq. metres (2540.6 sq. feet)

Directions

From our Alford office head North towards the Church. At the junction turn left onto High Street/West Street then continue on this road until just before the Police Station where you turn right into Tothby Lane. Continue on this road and 'No 18' can be found on the right hand side.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

