



# CHOICE PROPERTIES

*Estate Agents*

14 Christopher Road,  
Alford, LN13 0AB

Reduced To £169,950



Choice Properties are delighted to bring to market this fabulous extended 3 bedroom home with good sized rear garden featuring a large workshop. Offering most spacious accommodation this super home is located in the charming historic market town of Alford and is ideally placed for all local amenities. With NO UPPER CHAIN early viewing is advised.

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

### **Entrance Lobby**

3'5" x 3'9"

Door to:

### **Lounge**

13'7" x 10'10"

With log burner set in attractive brick fireplace. Radiator. Power points.

### **Sun Room**

6'5" x 8'1"

With double doors leading to the decked area. Power points.

### **Kitchen/Diner**

18'9" x 13'1"

With wall and base units and display units with work surfaces over. One and half bowl sink unit and drainer. Range of fitted cupboards one of which houses the Baxi gas boiler. Built in fridge/freezer. Plumbing for dishwasher. Fitted double oven. Electric hob with extractor hood over.

### **Reception Room**

10'10" x 13'1"

With log burner. Fitted cupboards which cleverly hide plumbing and space for automatic washing machine and space for condenser tumble dryer. Power points. Radiator.

### **Cloakroom**

6'5" x 3'2"

With w.c.

### **Lobby**

With staircase to Landing.

### **Landing**

4'5" x 10'1"

Storage cupboard, door to:

### **Bedroom 1**

10'11" x 13'1"

Fitted cupboards. Radiator. Power points,.

### **En-suite Shower Room**

5'10" x 2'2"

With push button flush w.c., wash hand basin and shower cubicle. Radiator.

### **Bedroom 2**

14'11" x 12'0"

Fitted Cupboard. Radiator. Power points.

### **Bedroom 3**

11'4" x 6'2"

Fitted Cupboard. Radiator. Power points.

### **Bathroom**

6'7" x 7'0"

With three piece bathroom suite which consists of panelled bath with shower over, wash hand basin and w.c. Radiator.

## **Gardens**

To the front of the property is an attractive paved garden area featuring pretty shrubs and fronted by an attractive low level brick wall. To the rear is a good sized garden laid mainly to lawn with well tended flower borders and decked area. Standing at the bottom of the garden is a good sized workshop ideal for many uses.

## **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 A - Gross Charge for 2023 - £1420.71.

## **Viewing arrangements**

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

## **Opening hours**

Monday - Friday: 9:00am - 5:00pm  
Saturday: 9.00am - 3.00pm

## **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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

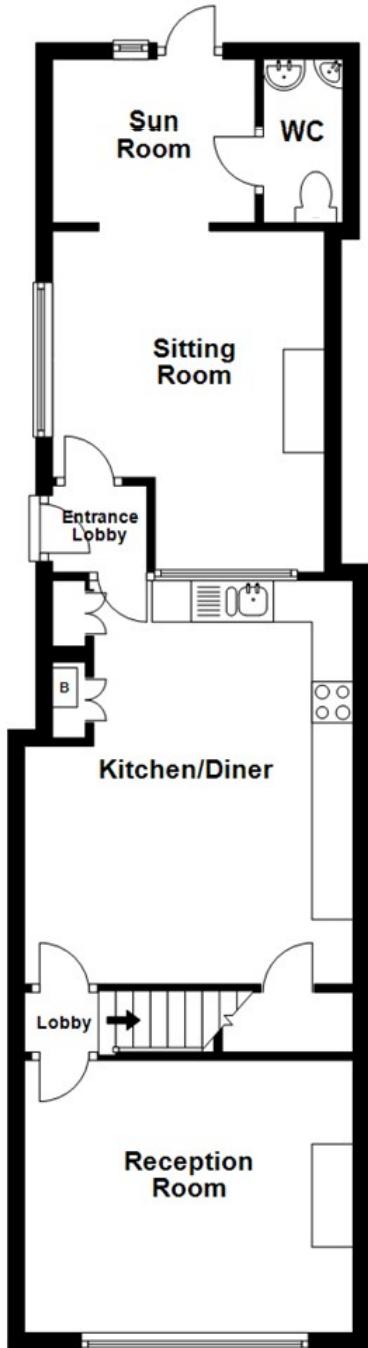
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.



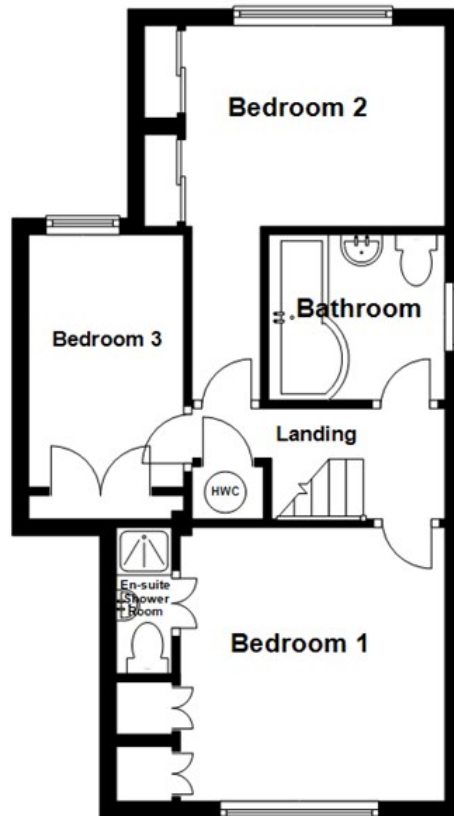
### Ground Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



### First Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



Total area: approx. 97.5 sq. metres (1049.0 sq. feet)

# Directions

From our Alford office head towards the Church then turn left onto High Street/West Street. Continue along this road until you reach the Police Station and turn right into Tothby Lane. Take the first right onto Christopher Road and number 14 can be found a short distance down on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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	

