



# CHOICE PROPERTIES

*Estate Agents*

7 Chapel Street,  
Alford, LN13 9DP

Reduced To £310,000



It is a pleasure for Choice Properties to bring to the market this well presented three bedroom detached house, occupying a most pleasant residential position in the charming historic market town of Alford. This impressive property further benefits from an open kitchen/diner, large reception room and separate utility. Early viewing is advised.

This abundantly light and bright internal accommodation comprises:

### **Entrance Hall**

6'11" x 6'7"

uPVC entrance door. Tiled flooring. Radiator.

### **Reception Room**

16'10" x 12'1"

Light and airy reception room benefitting from triple aspect windows including bay window. TV aerial point. Two radiators. Feature fireplace.

### **Kitchen**

10'6" x 10'10"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, integral 'Hotpoint' oven and grill, integral 'Hotpoint' four ring gas hob with extractor over, integral fridge/freezer and integral dishwasher. Radiator.

### **Dining Room**

11'4" x 10'10"

Space for dining table and chairs. Radiator.

### **Utility Room**

5'5" x 9'7"

Plumbing for a washing machine, wall mounted 'Viessmann' combination boiler, tiled flooring. Radiator.

### **WC**

2'11" x 5'10"

Fitted with wc and hand wash basin.

### **Landing**

12'9" x 9'4"

Loft access. Doors to:

### **Bedroom 1**

11'5" x 14'1"

Spacious double bedroom with fitted wardrobes. Radiator.

### **Bedroom 2**

10'8" x 11'8"

Spacious double bedroom with fitted wardrobes. Radiator.

### **Bedroom 3**

9'4" x 8'7"

Radiator.

### **Bathroom**

10'4" x 7'5"

Fitted with four piece bathroom suite comprising panelled bath tub with taps over, shower enclosure with electric shower over, dual flush wc and hand wash basin set into vanity unit. Part tiled walls. Wall mounted towel rail.

### **Driveway**

Providing off road parking for at least two cars.

## **Garden**

To the rear of the property is an enclosed garden, laid mostly to lawn with timber fencing to the boundaries. The garden further benefits from a greenhouse, useful timber shed and an attractive paved patio 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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

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

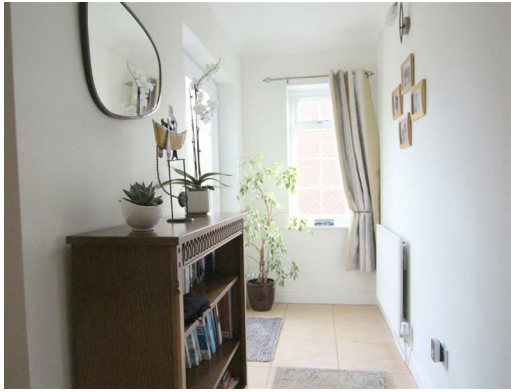
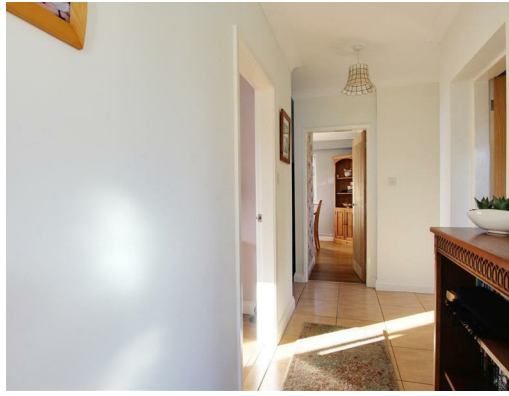
## **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making An Offer**

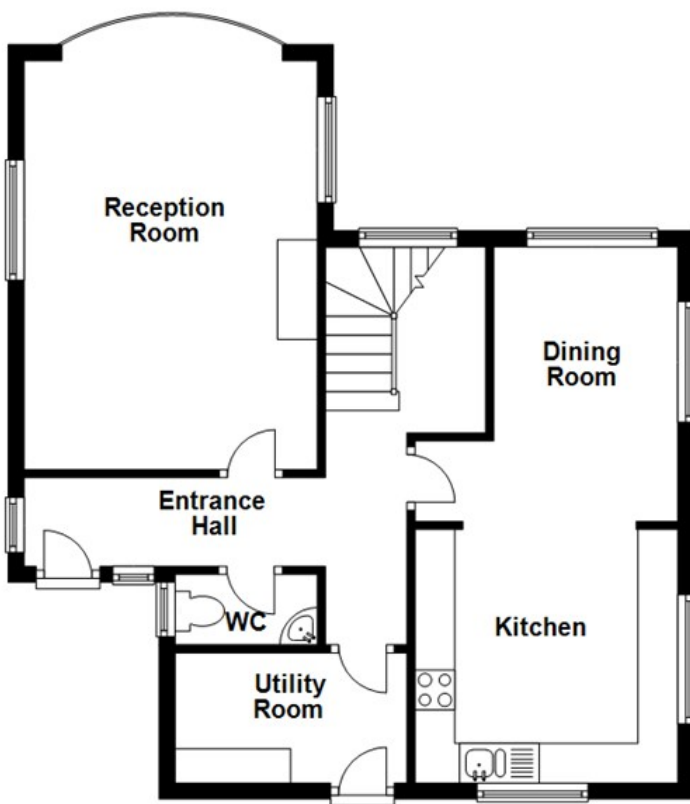
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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



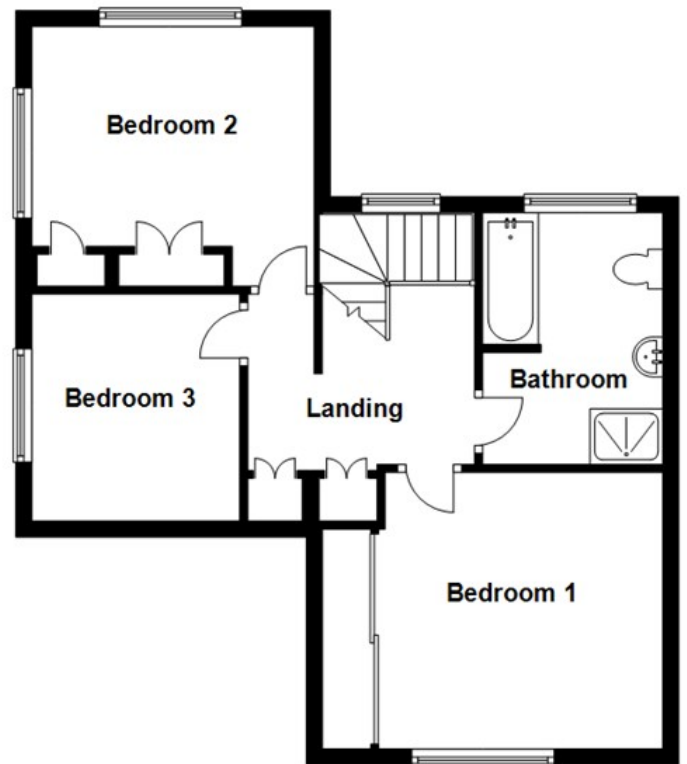
### Ground Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



### First Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 110.3 sq. metres (1187.8 sq. feet)

# Directions

From our Alford office head towards the church then turn left onto High Street/West Street. After the zebra crossing take your first right into Chapel Street and number 7 can be found towards the end of the road 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			64
(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	

