



CHOICE PROPERTIES

Estate Agents

20 Hamilton Road,
Alford, LN13 9HG

Reduced To £264,000



It is a pleasure for Choice Properties to bring to the market this most spacious five bedroom semi-detached house, conveniently located within the quiet and historic market town of Alford. Boasting generously proportioned room sizes, a privately enclosed garden and various outbuildings, this impressive property is not one to be missed, so early viewing is advised to avoid missing out!

Having been under the same ownership for over 30 years, this spacious accommodation has been loved and well maintained and comprises:

Entrance Hall

12'11" x 6'10"

Composite front door leading into the entrance hall, with a telephone point, stairs to the first floor and doors leading to:

Reception Room

12'11" x 15'0"

Light and airy reception room benefiting from an angled bay window to front aspect and fitted with a multi fuel stove set in a marble effect surround with a wooden mantle and laminate flooring.

Kitchen/Dining Room

12'0" x 14'8"

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, four ring gas hob with extractor hood over, spaces for a freestanding dishwasher, a freestanding 'American' style fridge/freezer and ample space for a dining table, tiled flooring and double opening 'French' doors to the garden. Opening to the:

Sitting Room

12'11" x 11'11"

Fitted with a multi fuel fireplace set in a feature surround, TV aerial and telephone point.

Bedroom 1

12'0" x 10'4"

Spacious double bedroom with a TV aerial.

Shower Room/ Utility Area

9'1" x 9'10"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, wall units and space for a tumble dryer and plumbing for a washing machine with worktop over and the Shower Room/Utility Area also houses the wall mounted 'Valliant' combination boiler; supplying both the central heating and hot water systems.

Landing

16'3" x 7'0"

Providing access to the loft and doors leading to:

Bedroom 2

12'11" x 15'0"

Spacious double bedroom with a TV aerial, original feature fireplace and a double built in wardrobe.

Bedroom 3

11'11" x 13'4"

Spacious double bedroom.

Bedroom 4

11'11" x 11'9"

Spacious double bedroom with a built in single storage cupboard.

Bedroom 5

12'11" x 11'9"

Spacious double bedroom with a TV aerial and the original feature fireplace.

Bathroom

8'7" x 8'8"

Fitted with a three piece suite comprising a bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, laminate flooring.

Garden

To the rear of the property you will find a privately enclosed garden; mostly laid to lawn, additionally featuring a paved patio area, polycarbonate store/greenhouse and doors to the various outbuildings.

Workshop

10'03" x 7'11"

With a uPVC door, side uPVC window and power and lighting.

Outside store

9'00" x 7'08"

Outbuilding

17'02" x 7'09"

With two uPVC windows.

Tenure

Freehold.

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

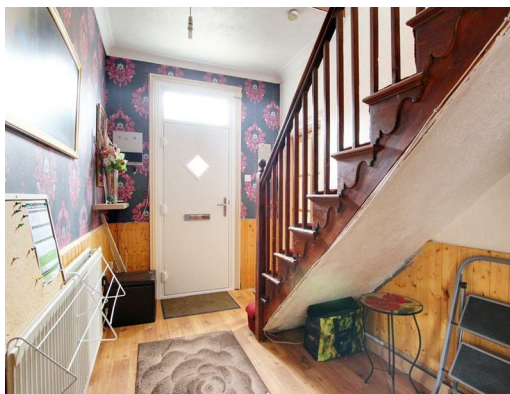
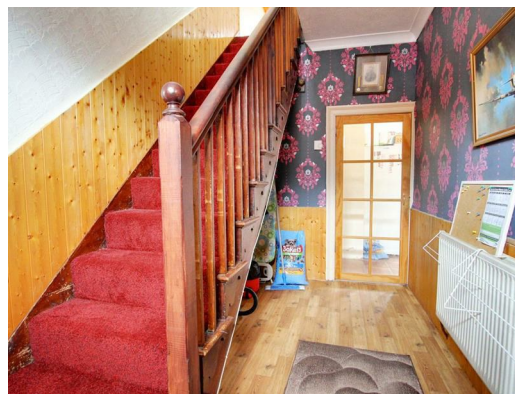
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

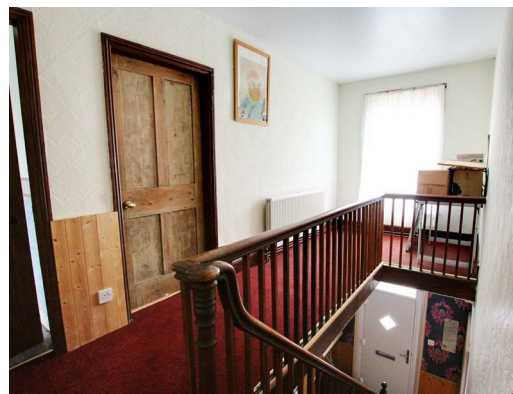
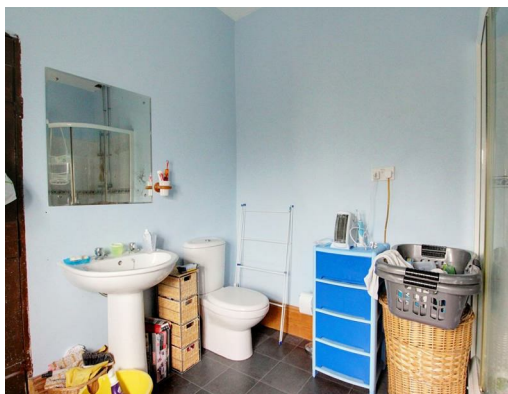
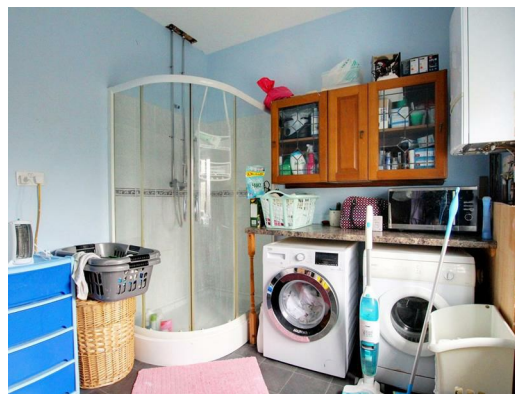
Council tax band

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 B.

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.

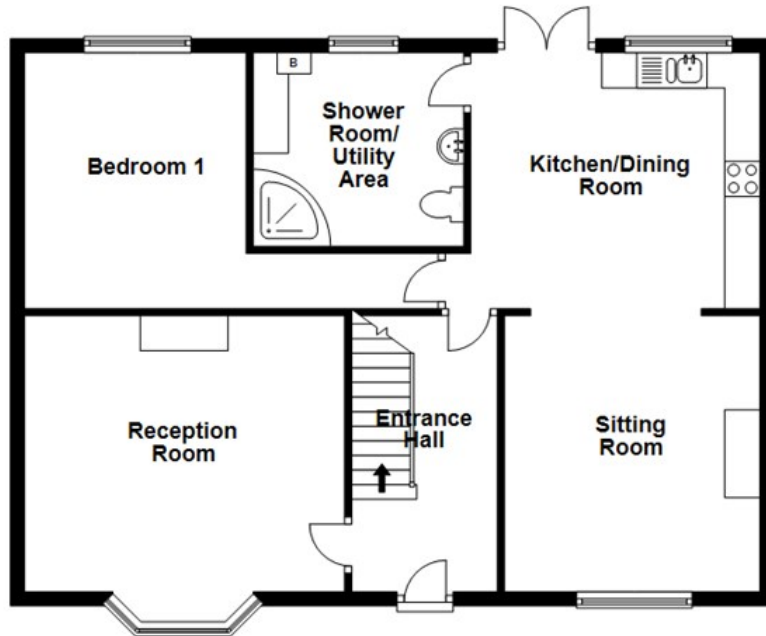






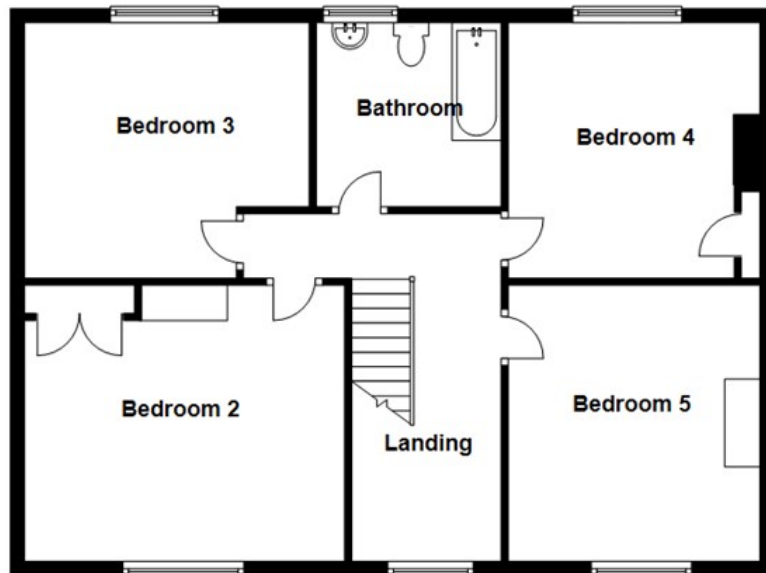
Ground Floor

Approx. 80.7 sq. metres (868.5 sq. feet)



First Floor

Approx. 80.4 sq. metres (865.8 sq. feet)



Total area: approx. 161.1 sq. metres (1734.3 sq. feet)

Directions

From our Alford office head towards the Church, at the junction turn left onto High Street/West Street then take your third left into Hamilton Road where you can find number 20 on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

