



CHOICE PROPERTIES

Estate Agents

71 South Street,
Alford, LN13 9AW

Price £289,950



Choice Properties are delighted to bring to market this most attractive 3 bedroom home, having undergone a complete re-furbishment this stunning property offers spacious accommodation and stands proudly in a good central location in the charming, historic market town of Alford. With No Upper Chain we highly recommend viewing this delightful residence.

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

Front entrance door to:

Entrance Lobby

Radiator. Cupboard housing the electric consumer unit. Open plan leading through to:

Hall

Staircase to the first floor landing. Smoke alarm. Doors to Sitting Room and Lounge.

Sitting Room

12'4" x 12'11"

Radiator.

Lounge

12'4" x 13'0"

Radiator. Door to:

Breakfast Room

7'4" x 13'0"

Radiator. Open plan leading through to both the Kitchen and Dining Room.

Kitchen

10'5" x 8'0"

Newly fitted kitchen including fitted wall and base units with work surfaces over. Integrated electric oven, hob and microwave. Integrated fridge/freezer. Integrated dishwasher. Stainless steel sink unit and drainer. Opening to Utility Room.

Utility Room

5'4" x 4'9"

Plumbing for washing machine. Extractor fan.

Dining Room

7'4" x 16'5"

Radiator. Understairs storage cupboard housing the gas meter. Double doors leading out to the rear garden. Door to:

Rear Lobby

Radiator. Tiled floor. Door to:

Shower Room

7'10" x 4'9"

With three piece suite which consists of a large shower enclosure with electric shower, wash hand basin and w.c. Fully tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail.

Landing

Radiator. Smoke alarm. Loft access. Doors to:

Bedroom 1

12'4" x 13'0"

Radiator.

Bedroom 2

12'4" x 12'11"

Radiator.

Bedroom 3

7'4" x 12'11"

Radiator.

Bathroom

10'7" x 7'5"

With new bathroom suite which consists of a P-shaped bath with mixer shower and screen over, w.c. and wash hand basin set in vanity unit. Radiator. Chrome heated towel rail. Storage cupboard. Fitted cupboard housing the gas combination boiler. Programmer controls. Spot lighting.

Driveway

Spacious driveway with turning area.

Gardens

To the front of the property is a lawned garden with a variety of trees, plants and shrubs. To the rear is a privately enclosed walled garden which is also laid to lawn with trees and planting.

Tenure

Freehold

Viewing Arrangements

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

Council Tax

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.

Opening Hours

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

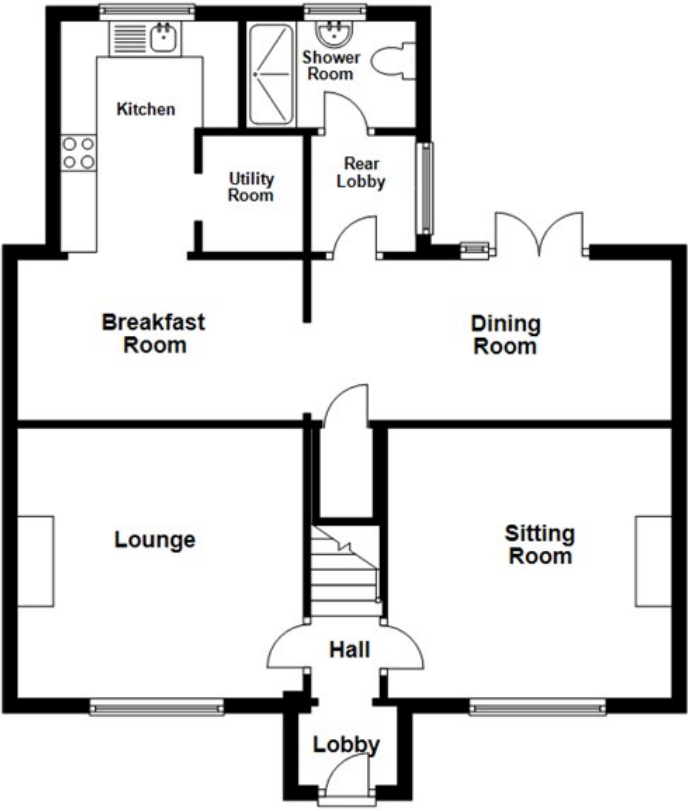
Making an offer

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.

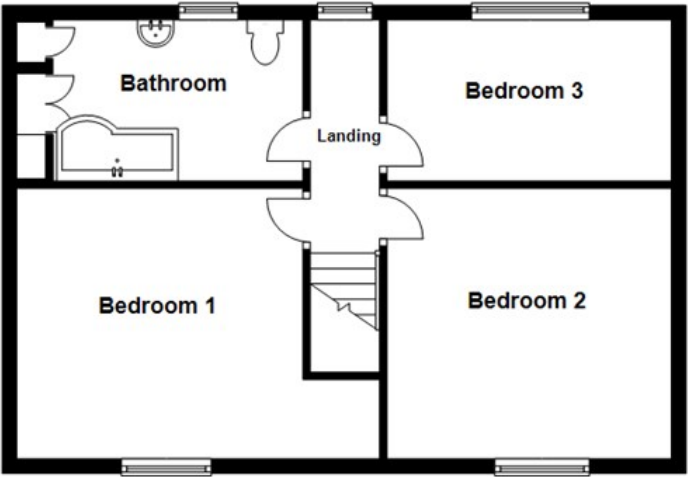
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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



First Floor



Directions

From our Alford office head South along South Street then after passing the park number 71 can be found on your left hand side.

