



CHOICE PROPERTIES

Estate Agents

26 Parsons Lane,
Alford, LN13 9BQ

Reduced To £325,000



It is a pleasure for Choice Properties to bring to the market this expansive and impressive four bedroom (one en-suite) detached house located close to the local town and amenities. The property further benefits from spacious driveway with garage and stands proudly upon a beautifully maintained and generously sized gardens. Early viewing is advised.

Offering generously proportioned rooms throughout and a desirable layout, the abundantly bright and beautifully presented accommodation comprises:-

Hallway

14'3" x 6'9"

Entrance via uPVC double glazed door and staircase leading to the first floor.

Kitchen/Diner

27'1" x 10'1"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer, electric oven, four ring induction hob, integrated dishwasher, integrated fridge freezer, tiled splashback and ample space for a dining room table. A multi-fuel log burner with a bay window to the front.

Reception Room

14'3" x 10'11"

Light and airy reception room benefitting from a bay window to front aspect, an open fire place and a TV aerial. Opening to:

Dining Room

12'6" x 13'0"

Providing ample space for a dining table and 'French' style patio doors opening to the rear garden.

WC

5'6" x 3'4"

Fitted with a dual flush WC and hand basin.

Utility Room

6'7" x 13'9"

Fitted with a counter top and plumbing for a washing machine and tumble dryer.

Bedroom 1

12'7" x 13'0"

Spacious double bedroom with a double aspect window with views over the rear garden.

Bedroom 2

7'9" x 11'0"

Double bedroom with dual aspect window and a door leading to the en-suite shower room.

En-suite Shower Room

7'9" x 3'8"

Fitted with a dual flush toilet, shower cubicle and hand basin.

Bedroom 3

10'11" x 10'11"

Double bedroom with a TV point and a large bay window to the front.

Bedroom 4

10'11" x 10'4"

Double bedroom with a TV point and a large bay window to the front.

Shower Room

4'6" x 7'10"

Fitted with a three piece suite comprising a large walk in shower, hand wash basin with mixer tap, WC with dual flush button, part tiling to the walls and a window to the side.

Landing

15'9" x 6'5"

Housing the immersion heater. Access to the loft which is insulated and part boarded.

Driveway

Spacious driveway with ample space for two cars and gated access to the rear of the property leading through to the garage.

Gardens

The property is fronted by a low level fence enclosing an easy to maintain gravelled garden displaying an array of well maintained plants and shrubs. To the rear of the property you will find an impressive garden arranged in three main sections and enclosed by fencing and well tended hedging. There is an easy to maintain gravelled section with a hot tub area and path which leads onto a sizeable area with raised beds and a useful timber shed. The final section of garden is laid to lawn and benefits from another shed and greenhouse. A selection of fruit trees and shrubs adorn this fantastic garden.

Garage

20'00 x 8'01

Pedestrian door to the side with power and lighting.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties Alford on 01507 443777.

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.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

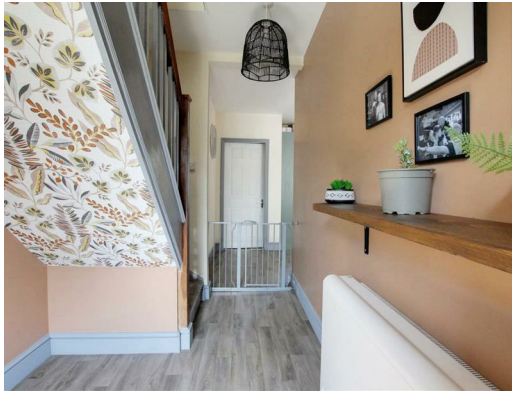
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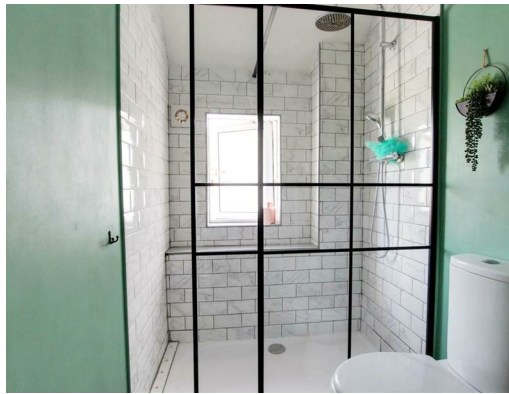
Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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

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.

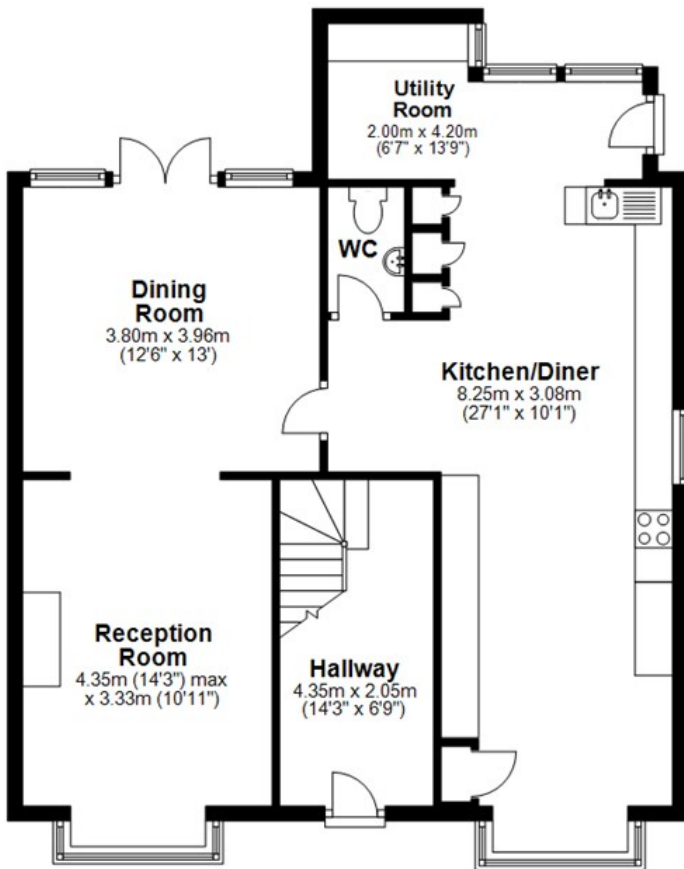






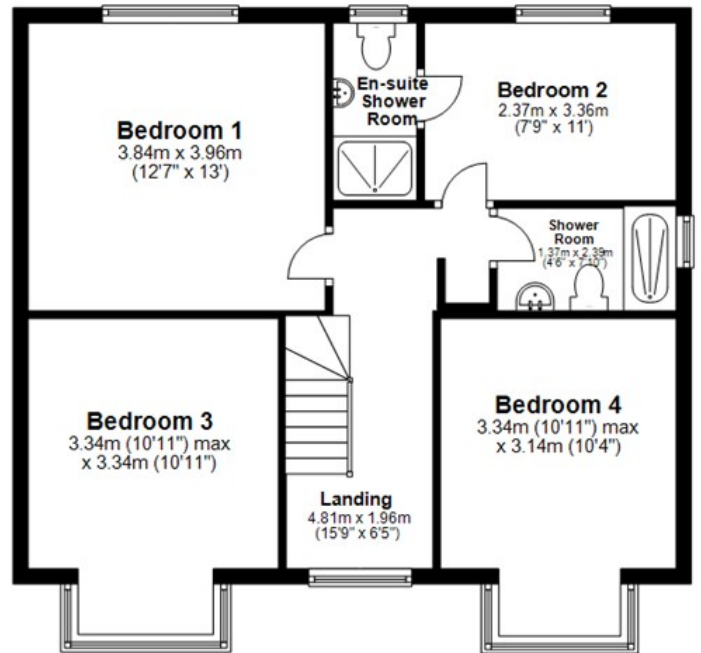
Ground Floor

Approx. 79.8 sq. metres (859.0 sq. feet)



First Floor

Approx. 64.3 sq. metres (692.5 sq. feet)



Total area: approx. 144.1 sq. metres (1551.5 sq. feet)

Directions

From our Alford office head South along South Street, after passing the recreation ground turn right onto Hamilton Road then immediately left into Parsons Lane. Follow this road round and number 26 can be found on your right hand side.

