



# CHOICE PROPERTIES

*Estate Agents*

**Kairos House 38a Station Road,  
Alford, LN13 9JB**

**Price £295,000**



Welcome to Kairos House, Station Road, Alford, Lincolnshire - a charming semi-detached house with a rich history and modern comforts. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three sizable bedrooms and two bathrooms, there's ample space for the whole family to unwind.

Dating back to 1905 and extended in the 1950s, this home seamlessly blends period features with contemporary amenities. The large kitchen, complete with a pantry, is a chef's dream, offering plenty of space to whip up culinary delights.

Parking is a breeze with space for three vehicles, making trips out convenient and stress-free. Step outside to discover your own private garden, a tranquil oasis where you can enjoy the fresh Lincolnshire air and perhaps try your hand at gardening.

Nestled in a great local community, this property offers not just a house, but a place to call home. Whether you're looking to put down roots or simply seeking a change of scenery, Kairos House presents a wonderful opportunity to embrace a quintessentially British lifestyle.

Don't miss out on the chance to make this house your own - book a viewing today and start envisioning the endless possibilities that await you in this lovely abode.

The most spacious and well laid out internal accommodation retains many original period features which include parquet and timber flooring, stunning fireplaces, picture rails and attractive sash windows and together with the benefit of Gas Central Heating the internal accommodation consists of:

### **Side entrance door to:**

#### **Entrance Hall**

Staircase to first floor Landing. 'Parquet' flooring. Radiator. 1 double power point. Telephone point. Cupboard housing the Electric meter. Thermostat control for the central heating. Smoke alarm.

#### **Lounge**

15'2" x 15'11"

Box bay window. Open fire set in feature timber surround with tiled hearth. Stripped timber flooring. Radiator. 4 double power points. Picture rail. T.V. aerial point. Centre lighting.

#### **Dining Room**

16'3" x 13'4"

Open fire set in feature tiled surround. Centre lighting. Radiator. Tiled floor. Internet Phone Point. 3 double power points. Fitted storage cupboard.

#### **Kitchen**

16'8" x 9'11"

Fitted wall and base units with work surfaces over. Part tiled walls. Tiled floor. Range oven included with Gas and Electric connections. Stainless steel filter hood. 5 double power points. Stainless steel double sink and drainer with mixer taps. Integrated dishwasher. Fluorescent lighting. Stable style door leading out to the rear garden. Gas boiler which supplies the central heating and hot water.

#### **Pantry**

8'11" x 2'7"

Fitted shelving. 1 single power point. Programmer controls for the central heating and hot water. Electric consumer unit.

#### **Landing**

Smoke alarm.

#### **Bedroom 1**

12'4" x 14'0"

Radiator. 3 double power points. Picture rail. Centre lighting. Feature fireplace. Door to:

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

With three piece white suite which consists of large shower enclosure with mixer power shower, wash hand basin and w.c. with dual push button flush. Fully tiled walls. Tiled floor. Spot lighting. Extractor fan. Mirror light with Electric shaver point.

#### **Bedroom 2**

15'6" x 11'9"

Radiator. 4 double power points. Fitted wardrobes. Fitted linen cupboard. Picture rail. Access to the partly boarded and fully insulated loft area with lighting.

#### **Bedroom 3**

7'8" x 12'8"

Radiator. Wash hand basin. 3 double power points.

#### **Bathroom**

Three piece white bathroom suite which consists of panelled bath with Electric shower over with glass folding shower screen, pedestal wash hand basin and w.c. with dual push button flush. Airing cupboard housing the hot water cylinder with immersion heater. Radiator. Part tiled walls. Tiled floor.

### **Driveway**

With parking for several vehicles.

### **Garage**

With double opening timber doors. Side access door. Power and lighting.

### **Utility Room**

Fitted base unit with stainless steel sink unit and double drainer. Work surface. Plumbing for washing machine. spaces for vented tumble dryer and freezer. 3 double power points.

### **Outside W.C.**

With w.c. and wash hand basin.

### **Outside Store**

### **Gardens**

To the front of the property the gardens are laid to lawn with flower beds and borders, trees including an almond tree and plants all fronted by a stone wall. To the side is gated access to the privately enclosed rear garden which is laid to lawn with again a variety of trees (including fruit trees) flower beds and borders, vegetable patch and patio area. Close to the rear door is a concrete yard area with wheelie bin storage and covered coal store plus access to the Store, Outside w.c. and Utility Room.

### **Tenure**

Freehold

### **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](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**

By appointment through Choice Properties on 01507 462277.

### **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

### **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.

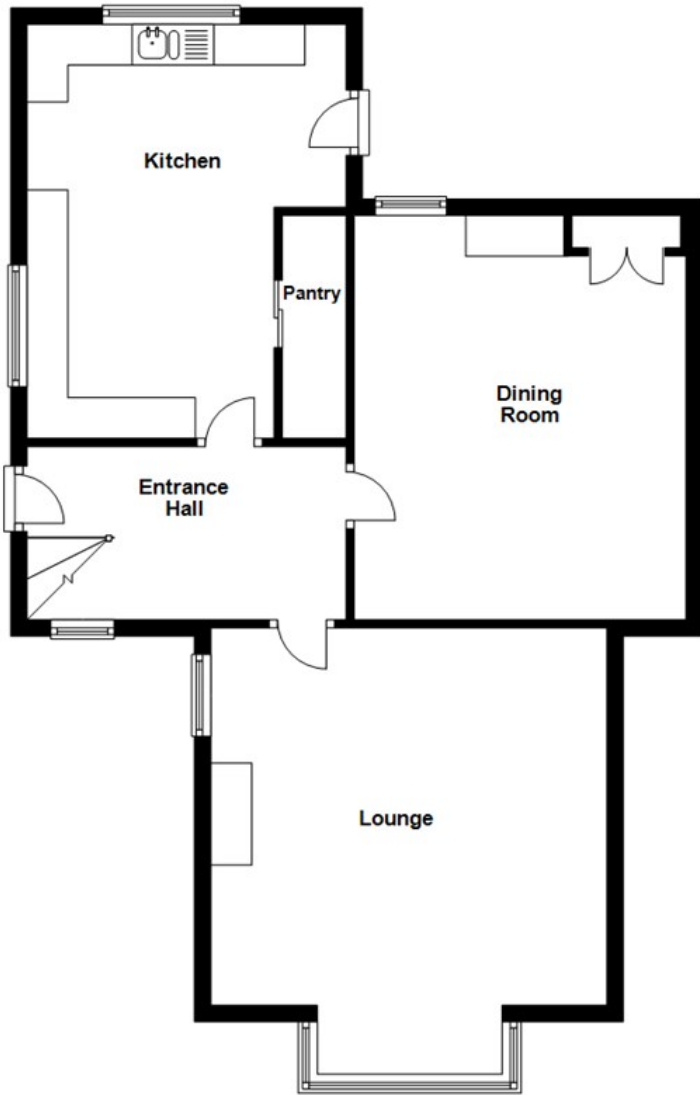
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

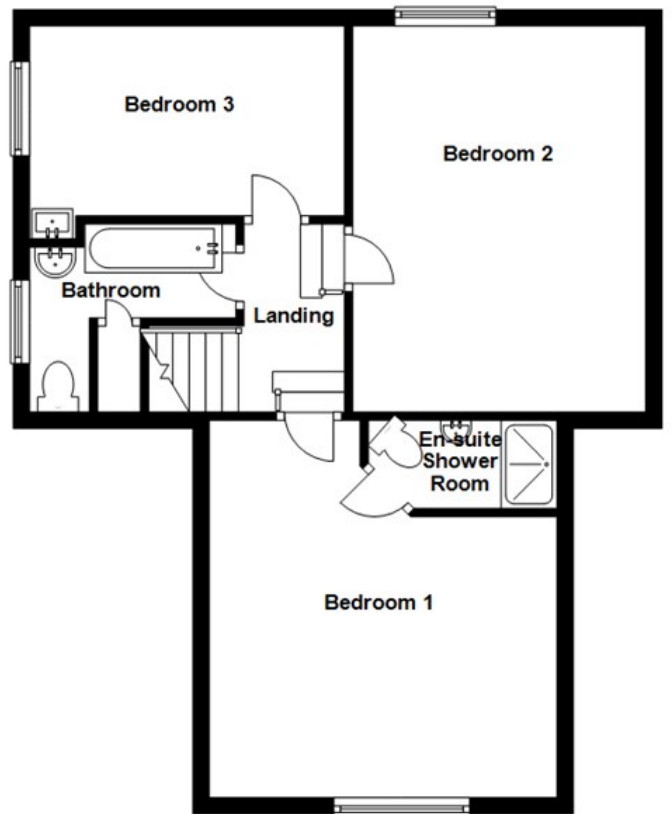




### Ground Floor



### First Floor





# Directions

From our Alford office head to the junction at the Church, turn left onto High Street and stay on this road. Carry on past the Police Station this same road will now be Station Road and number 38a can be found on your right hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		75	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(81-91) A
(69-80) C			(69-80) B
(55-68) D	54		(55-68) C
(39-54) E			(39-54) D
(21-38) F			(21-38) E
(1-20) G			(1-20) F
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

