



CHOICE PROPERTIES

Estate Agents

The Old Post Office, Beesby Road,
Alford, LN13 9QH

Price £425,000



Welcome to Beesby Road, Markby, Alford - a charming detached house that boasts 4 bedrooms and 1 bathroom. This property is a true gem, with a stylish open plan layout downstairs that is perfect for modern living.

Situated in a sought-after location, this house offers stunning field views. The high-spec finish throughout the property ensures a luxurious and comfortable living experience.

One of the standout features of this property is the ample parking available, making it convenient for you and your guests.

If you are looking for a home that combines elegance, comfort, and a picturesque setting, then look no further than this beautiful house on Beesby Road. Don't miss out on the opportunity to make this property your own and enjoy the best of countryside life style.

Offering high specifications throughout with the most desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Lounge Area

12'3" x 22'9"

Spacious and abundantly light reception area, porcelain tiled flooring, log burner, TV Aerial point, inset spotlights to the ceiling, featured Bi-fold doors leading out onto the generously sized garden.

Kitchen/Diner

25'7" x 13'4"

Fitted with a range of stylish wall and base units with worksurfaces over, one bowl sink unit with stainless steel mixer tap, Range cooker point, space for freestanding American style fridge/freezer, central island unit, metro styled tiling to the walls, porcelain tiled flooring, inset spot lights to the ceiling, open tread staircase to landing, door to:-

Laundry Room

5'8" x 9'1"

Fitted with stylish base units with worksurface over, plumbing for a washing machine, built in storage cupboards, inset spotlights to the ceiling.

WC

5'8" x 2'0"

Fitted with a two piece suite comprising wash hand basin and w.c.

Landing

Inset spotlighting to the ceiling, doors to bedrooms and bathroom.

Bedroom 1

12'3" x 18'9"

Remarkably spacious double bedroom with dual aspect floor to ceiling windows overlooking the garden, featured fitted wardrobes, TV Aerial point, inset spotlights to the ceiling.

Bedroom 2

12'04" x 12'06"

Spacious double bedroom, inset spotlights to the ceiling, located on the ground floor.

Bedroom 3

12'3" x 10'7"

Double bedroom with fitted wardrobes, inset spotlights to the ceiling,

Bedroom 4

9'7" x 13'6"

Double bedroom with inset spotlights to the ceiling.

Dressing Room

14'9" x 5'10"

Fitted rails, drawers and shelving, fitted dressing table, inset spotlights to the ceiling.

Bathroom

8'8" x 7'2"

Fitted with a modern three piece suite comprising oversized bath with mixer tap and mains Waterfall shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., resin heated towel rail, featured tiled splash backs, porcelain tiled flooring, inset spot lights to the ceiling,

Driveway

Spacious driveway accessed via an electric gate to the side of the property, providing ample parking. including space for a caravan/motorhome.

Garden

To the rear of the property you will find a generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is neatly laid to lawn and also features a paved patio seating area located outside the reception room which is ideal for relaxing in the sunshine or entertaining guests. A pedestrian timber gate to the side aspect provides access to the front.

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

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

Making an offer

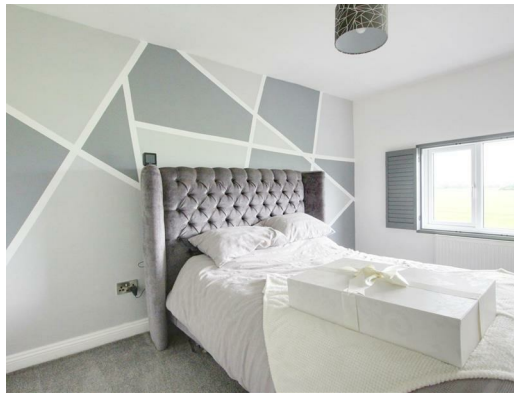
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

Viewing arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

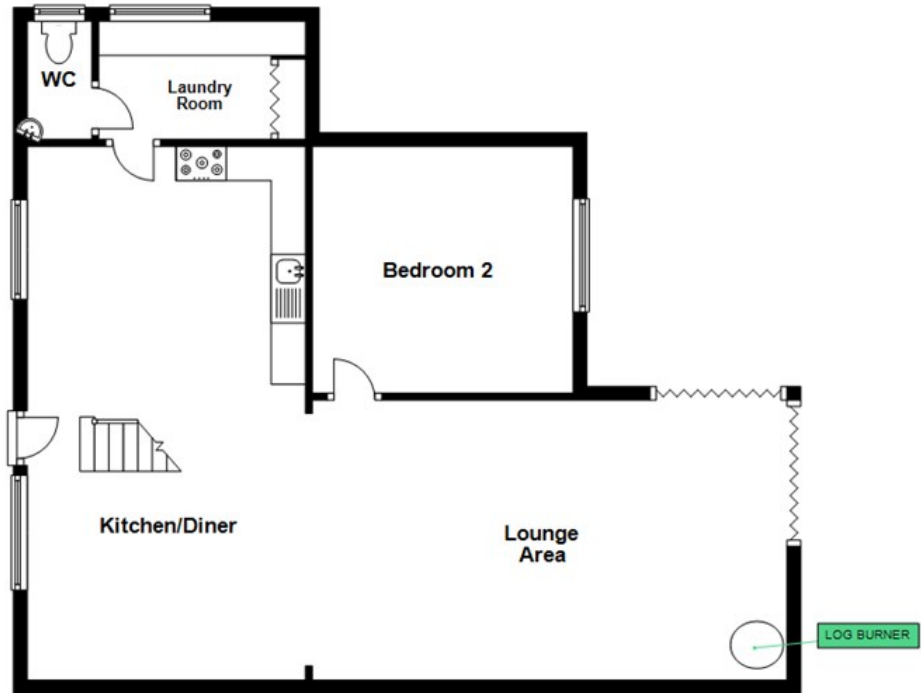
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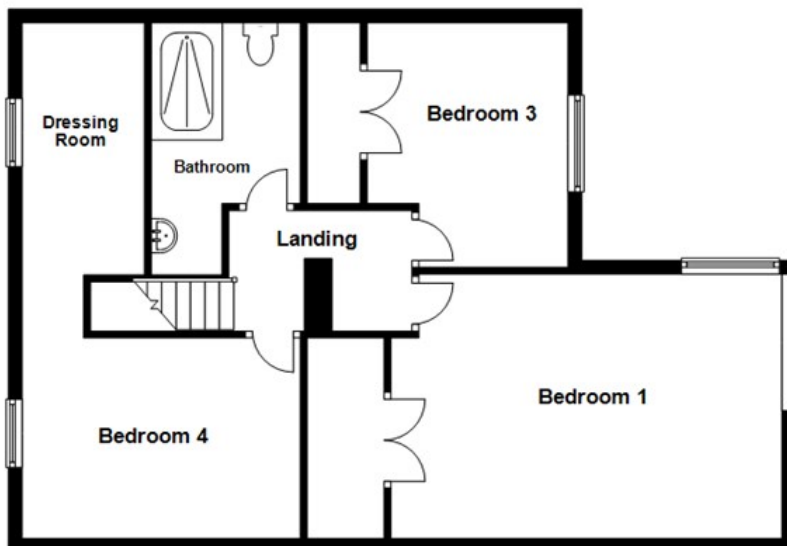




Ground Floor



First Floor



Directions

Take a left out of our Office and head towards the junction with the Church ahead, take a right hand turn here and continue along East Street until you see the right hand turn sign posted to Sutton on Sea, turn right here and head through the village of Bilsby. Continue onto Markby and then turn left onto Beesby Road. The Old Post Office can then be found a short way down on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			68
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

