



# CHOICE PROPERTIES

*Estate Agents*

31 Bourne Road,  
Alford, LN13 9HX

Price £174,950



Welcome to this charming semi-detached house on Bourne Road, Alford! This delightful property boasts two reception rooms, three bedrooms, and a beautifully refurbished bathroom with an additional second w.c. The house exudes character and warmth, offering a comfortable living space.

Step into the newly renovated kitchen, complete with integrated appliances, perfect for whipping up delicious meals. The private courtyard garden provides a tranquil outdoor space, ideal for relaxing or entertaining guests.

With a fresh and modern interior, this property is move-in ready, thanks to a full refurbishment that includes a new bathroom suite. The classic design elements blend seamlessly with contemporary upgrades, creating a harmonious living environment.

Don't miss the opportunity to make this house your home. Whether you're looking to settle down in a historic property or enjoy the convenience of modern amenities, this semi-detached house offers the best of both worlds. Book a viewing today and envision the possibilities that await in this lovely Alford abode.

The property has the benefit of gas central heating and upvc double glazing. Internally the well presented accommodation consists of:

**Side entrance door to:**

**Hall**

4'9" x 3'0"

Staircase to the first floor landing. Electric consumer unit.

**Lounge**

11'8" x 12'9"

Box bay window. Radiator.

**Sitting Room**

10'1" x 12'8"

Under stairs storage cupboard. Radiator. Archway leading through to:

**Kitchen**

12'9" x 7'2"

Newly fitted kitchen with a range of wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and hob. Integrated fridge/freezer and dishwasher. Plumbing for washing machine. Part tiled walls. Gas combination boiler which supplies the central heating and hot water. Programmer controls. Archway leading through to:

**Lobby**

5'5" x 7'2"

Radiator. Rear door. Access to the loft area.

**Bathroom**

8'4" x 7'2"

With newly fitted bathroom suite which consists of a panelled bath with mixer shower and screen over, wash hand basin and w.c. Part tiled walls. Chrome heated towel rail. Fitted storage cupboard.

**Landing**

18'2" x 2'11"

**Bedroom 1**

11'1" x 12'8"

Radiator. Fitted storage area.

**Bedroom 2**

9'11" x 9'1"

Radiator.

**Bedroom 3**

8'8" x 7'3"

Radiator.

**WC**

3'8" x 3'8"

With w.c. and wash hand basin. Part panelled walls. Chrome heated towel rail.

**Gardens**

To the front of the property is a small garden area and to the side is a path with gated access to the privately enclosed courtyard garden.

## **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 A.

## **Viewing Arrangements**

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

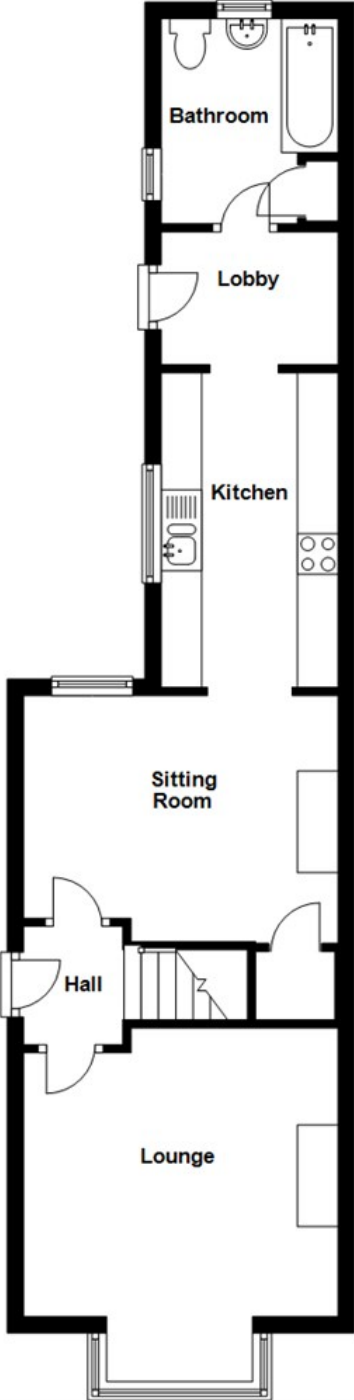
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

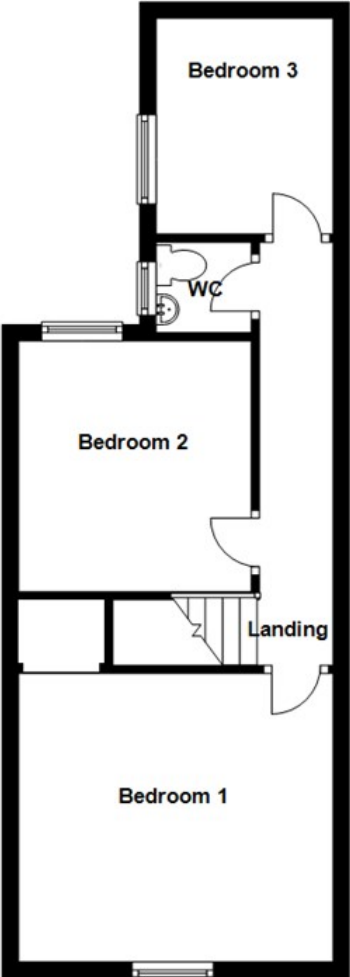




**Ground Floor**



**First Floor**



# Directions

From our Alford office head East to the junction at the Church. Turn left onto High Street/West Street and take your fifth turn left into Bourne Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			41
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

