CHOICE PROPERTIES

Estate Agents

19 Birch Grove, Alford, LN13 9BY

Reduced To £259,950

Choice Properties are delighted to bring to the market this well presented three bedroom (one en-suite) detached house, occupying an ideal position in the sought after historic market town of Alford. Benefitting from generously proportioned rooms throughout, this property is perfect for a growing family or entertaining guests. Early viewing is advised.

With the added benefit of gas central heating and uPVC double glazing, this light and bright internal accommodation comprises:

Entrance Hall
16'0" x 6'4"
Front entrance door. Staircase to the first floor landing.

WC
5'6" x 2'11"
Dual flush wc and hand wash basin with mixer tap.

Reception Room
16'0" x 11'0"
Light and airy reception room. Wall mounted thermostat controls.

Snug
9'11" x 8'11"
Double opening 'French' style patio doors to the garden.

Kitchen
9'11" x 8'4"
Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, integral oven and four ring gas hob with extractor over, plumbing for a dishwasher.

Dining Room
8'4" x 8'2"
Space for dining table and chairs. Door leading to the garden.

Utility
11'1" x 8'5"
Fitted wall and base units with work surfaces over. Plumbing for a washing machine. Wall mounted 'Worcester' combination boiler.

Landing
9'2" x 7'2"
Loft access. Doors to:

Bedroom 1
11'8" x 10'2"
Spacious double bedroom with built in wardrobe.

En-suite
4'10" x 8'1"
Fitted with three piece suite comprising shower enclosure with mains fed shower over, hand wash basin with mixer tap and dual flush wc.

Bedroom 2
9'1" x 10'7"
Double bedroom with built in storage cupboard.

Bedroom 3
8'5" x 7'2"
Built in storage cupboard.

Bathroom
5'6" x 6'9"
Fitted with three piece suite comprising panelled bath tub with taps over, hand wash basin with mixer tap, dual flush wc. Part tiled walls.

Garage
With up and over door.

Driveway
Providing off road parking.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn and features a paved patio area. The garden further benefits from a timber outbuilding, perfect for a home office, studio or extra storage.

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.

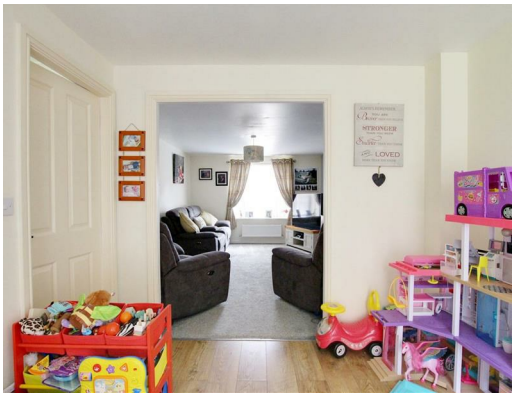
Viewing Arrangements
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

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.

Home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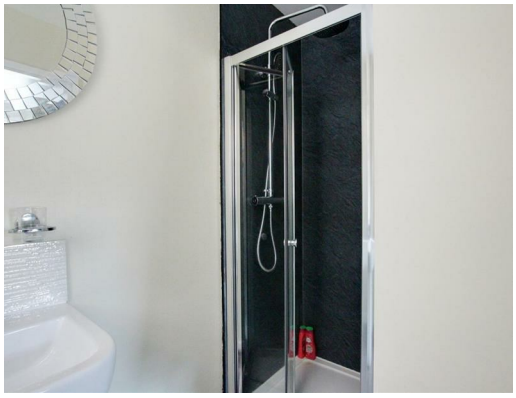

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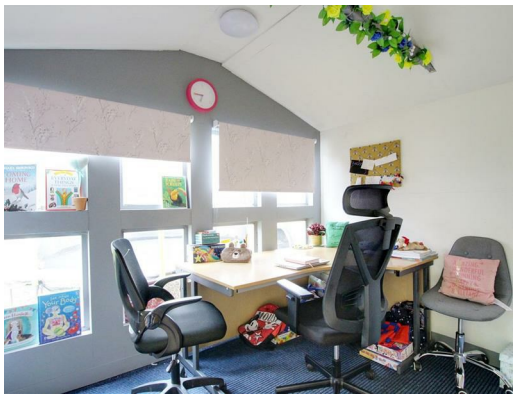
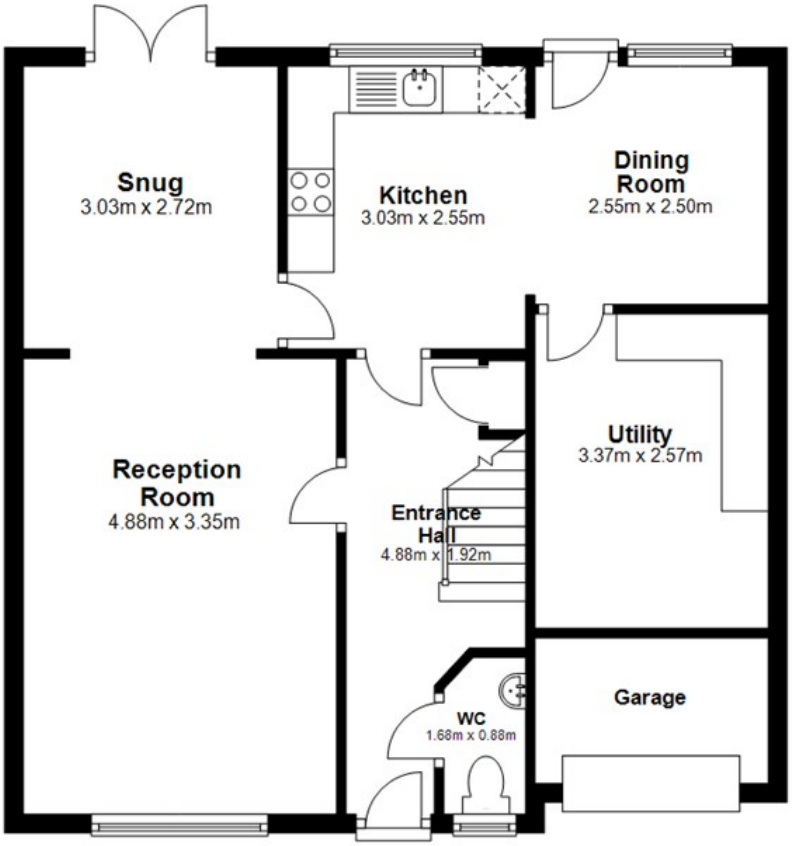
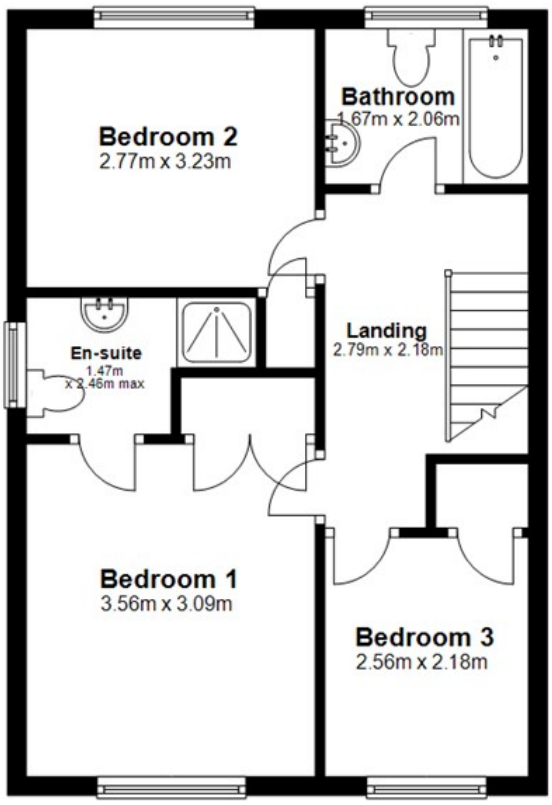
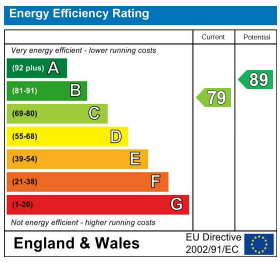
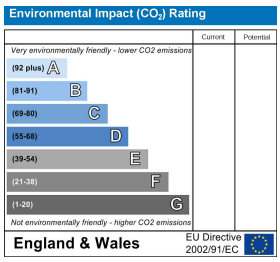
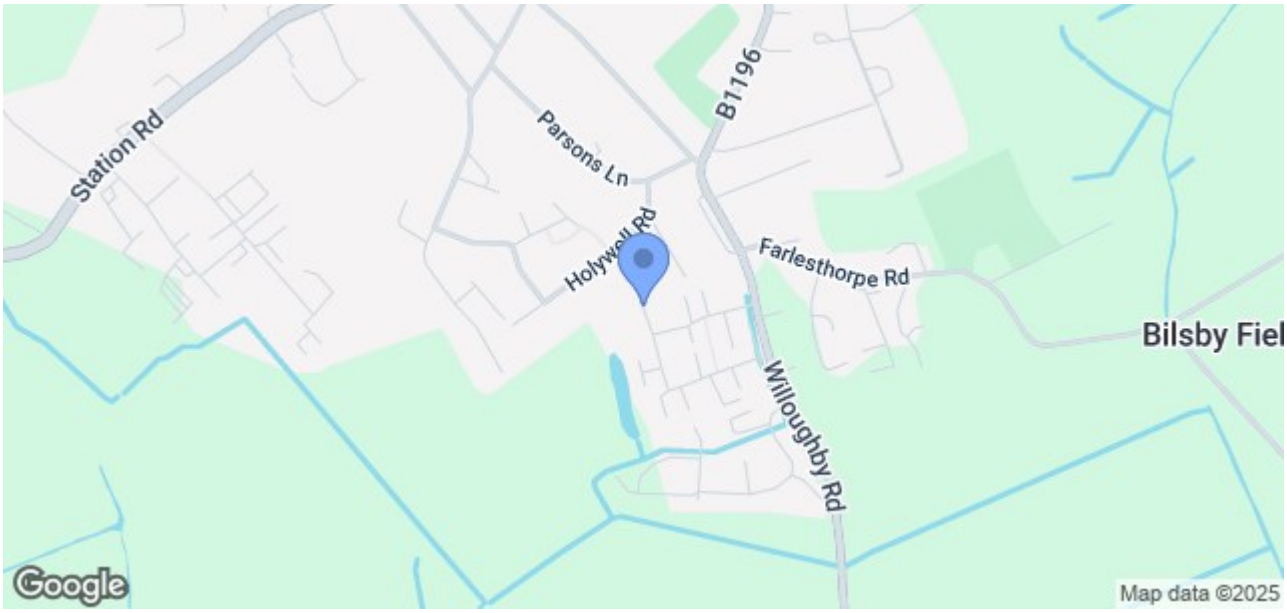
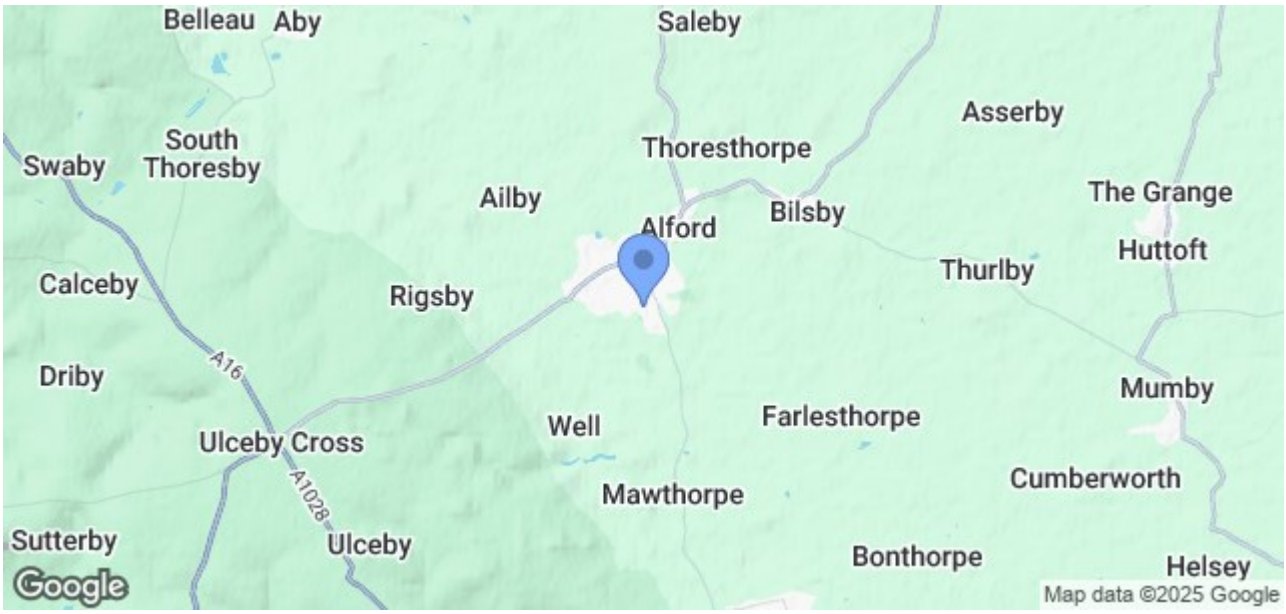


Ground Floor



First Floor



Directions

From our Alford office head South along South Street and onto Willoughby Road, take your sixth turning on the right onto Alder Place. Follow towards the end of the road onto Birch Grove and number 19 is located in front of you.