



CHOICE PROPERTIES

Estate Agents

55 Chantry Road,
Alford, LN13 9HJ

Reduced To £170,000



Choice Properties are proud to present Chantry Road, Alford. This delightful 3 bed semi-detached house boasts a cosy reception room, perfect for relaxing or entertaining guests. With three bedrooms, there's ample space for a growing family or for those who enjoy having a guest room or home office. Situated in a sought-after area, this property comes with the added benefit of no onward chain, making the buying process smoother and quicker for you. Viewing Highly Recommended.

With the additional benefit of gas central heating and double glazing throughout, the well laid out internal accommodation comprises :-

Entrance Hall

5'11 x 3'6

Front Entrance door. Staircase leading to first floor landing with wall mounted stairlift attached.

Living Room

11'11 x 15'10

UVPC window to front and rear aspect. Power points. Radiator. Telephone point.

Kitchen

12'7 x 8'10

Large Kitchen fitted with wall and base units with work surface over. Four ring electric hob. 1 bowl stainless steel sink with drainer and mixer tap. 'Baxi' gas boiler. Plumbing for washing machine. UVPC window to rear aspect. Sliding door to:-

Utility

4'9 x 6'6

Fitted with wall units. Under stair storage housing the electric meter, gas meter and consumer unit. Telephone point. Radiator. Power Points. UVPC door leading to garden. Door to:-

WC

4'4 x 2'11

Wall mounted wash hand basin with cold water tap. Low level w.c.

Landing

5'9 x 3'10

Access to non-boarded insulated loft.

Bedroom 1

9'7 x 15'10

Storage cupboard situated over the stairs. Fitted wardrobes. Telephone point. UVPC window to front and rear aspects. Power points. Radiator.

Bedroom 2

11'11 x 6'11

UVPC window to front aspect. Power points. Radiator

Bedroom 3

7'2 x 8'7

Storage cupboard housing the hot water tank with fitted shelving. UVPC window to rear. Power points. Radiator.

Bathroom

7'11 x 4'4

Three Piece suite comprising bath with shower over with single taps. Pedestal wash hand basin. Push flush w.c. Radiator. UVPC window to rear aspect.

Gardens

To the rear of the property is a fully enclosed private laid to lawn garden with wooden fencing to all perimeters. At the furthest most point of the garden is a decking area ideal for socialising. To the front of the property adjacent to the drive is a gravelled garden area.

Driveway

To the front of the property is a block paved driveway with space one vehicle. The property also has the right to another parking spot in the bay parking area opposite the front of the property.

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 A.

Viewing Arrangements

Viewing by Appointment through Choice Properties, Alford - 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.









Floor 0



Floor 1

Approximate total area⁽¹⁾
759.82 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

From our Alford office head north along South Market Place. When you reach the junction at the church turn left and continue for 350m then turn left onto Chantry Lane. Continue on Chantry Lane for 350m the turn left down an additional part of Chantry Lane and 55 can be found on your left.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

