



# CHOICE PROPERTIES

## *Estate Agents*

66 Hamilton Road,  
Alford, LN13 9AX

Price £300,000



Choice Properties are delighted to bring to market this stunning five bedroom, three storey, semi detached town house situated on Hamilton Road located in the historic market town of Alford. Packed full of character, this property features a Kitchen, Dining Room, Reception Room, Office, Workshop, Pantry, and Two Bathrooms to the interior. On the exterior, the property boasts a secluded garden, driveway, and garage. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas central heating, the well proportioned internal living accommodation comprises:-

### **Hallway**

23'1 x 6'2

With hardwood entrance door. Security alarm system. Consumer unit. Electric meter. Staircase to first floor landing. Radiator.

### **Reception Room**

13'10 x 13'0

Traditional fireplace with tiled hearth and surround. Bay window to front aspect. Two radiators. Tv aerial point. Telephone point. Power points.

### **Kitchen**

15'11 x 17'2

Fitted with wall and base units with work surfaces over. One bowl stainless steel sink with drainer and single stainless steel taps. Range cooker with a four ring gas hob. Two integral ovens. Part tiled walls. Gas boiler. Storage cupboard with fitted shelving. Thermostat. Radiator. Power points. Telephone point. Window to side aspect. Door to:-

### **Pantry**

3'11 x 11'9

With fitted shelving.

### **Dining Room**

13'11 x 14'9

Fitted wall cabinet. Two radiators. Telephone point. Power points. Two windows to side aspect.

### **Rear Hallway**

6'11 x 19'5

Fitted with a wall mounted wash hand basin with single taps. Plumbing for washing machine. Space for dryer. Fitted shelving. Sky light. Power points. Window to side aspect. Door to garden.

### **Office**

8'2 x 12'1

With double glazed sliding door to garden. Radiator. Power points. Tv aerial point. Telephone point.

### **Workshop**

9'1 x 3'6

With fitted shelving and a fitted worktop. Power points. Window to side aspect.

### **Downstairs WC**

5'11 x 2'10

With low level w.c. and tiled flooring.

### **1st Floor Landing**

23'5 x 6'2

Staircase to second floor landing. Radiator. Power points.

### **Bedroom 1**

12'4 x 13'0

Double bedroom with feature fireplace. Radiator. Power points. Window to front aspect. Door to:-

### **Jack and Jill Shower Room**

10'1 x 6'3

Fitted with a three piece suite comprising of tiled shower cubicle with electric shower, pedestal wash hand basin with tiled splashback and single taps, and a low level w.c. Radiator.

### **Bedroom 2**

12'4 x 13'2

Double bedroom with feature fireplace. Power point. Telephone point. Radiator. Window to side aspect.

### **Bedroom 3**

9'7 x 10'0

Double bedroom fitted with a wall mounted wash hand basin with single taps and a part tiled splashback. Fitted wardrobe. Radiator. Power points. UVPC window to rear aspect.

## **Bathroom**

6'9 x 5'5

Fitted with a pedestal wash hand basin with single taps and a panelled bath with single taps. Part tiled walls. Extractor. Back lit mirror. Radiator.

## **1st Floor WC**

3'3 x 5'4

With a low level w.c. Radiator. Window to side aspect.

## **2nd Floor Landing**

17'8 x 6'3

Sky Light. Power Points. Doors to bedroom 4 and bedroom 5.

## **Bedroom 4**

12'4 x 13'1

Double Bedroom. Power points. Window to rear aspect.

## **Bedroom 5**

12'4 x 13'0

Double bedroom with hardwood flooring. Power points. Window to front aspect.

## **Gardens**

To the rear, the property boasts a well proportioned laid to lawn garden area which features a pond, patio, and an abundance of mature plants, trees, and shrubbery which add a plethora of life and colour to the garden.

## **Garage**

Single garage with up and over garage door and windows to side aspect.

## **Driveway**

Paved driveway in front of garage with space for one vehicle.

## **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](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. Amount payable 2024/25 - £1993.47

## **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.

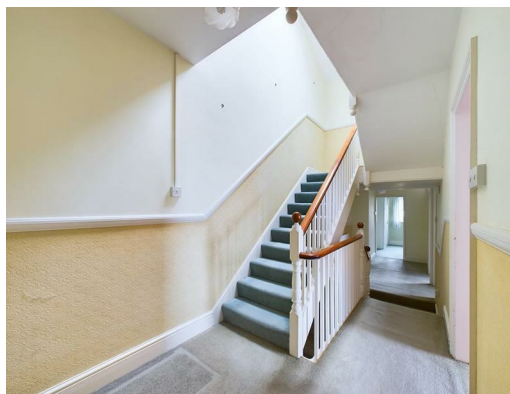
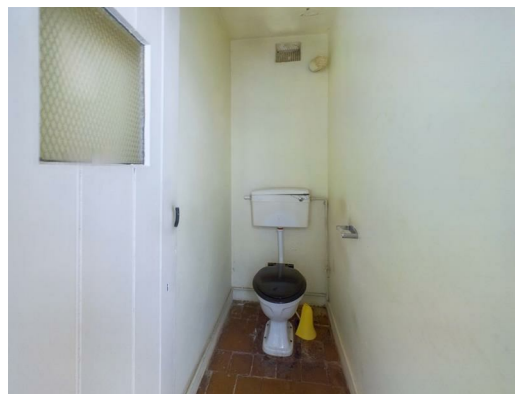
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.











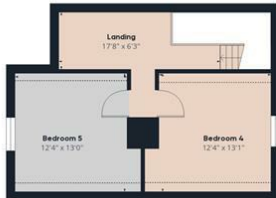




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
2259.35 ft<sup>2</sup>  
Reduced headroom  
61.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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 South along South Street for 400m then turn right onto Hamilton Road. No. 66 can be found 100m down on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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