



CHOICE PROPERTIES

Estate Agents

7 Windmill Lane,
Alford, LN13 9AA

Reduced To £110,000



Choice Properties are pleased to offer for sale this two bedroom end terrace house, conveniently located on a short walk from the local amenities in the historic Market Town of Alford. Further offered with no onward chain the property benefits from a driveway to the rear, providing off road parking, and has recently been fitted with a new roof. Early viewing is most certainly advised.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the accommodation comprises:-

Kitchen

14'10" x 7'10"

uPVC door leading into the kitchen; fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated electric 'Lamona' oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, breakfast bar area, partly tiled walls and tiled flooring. Stairs to the first floor, and above the stairs you will find the wall mounted consumer unit and the wall mounted 'Baxi' combination boiler; supplying both the central heating and hot water systems.

Reception Room

13'10" x 10'08"

With a picture window to front aspect, electric feature fireplace, the wall mounted 'EPH' thermostat, TV aerial and telephone point.

Landing

5'00" x 2'05"

With doors to:

Bedroom 1

12'03" x 10'09"

Spacious double bedroom with a built in double storage cupboard and a TV aerial.

Bedroom 2

7'00" x 7'11"

Double bedroom with a built in storage alcove.

Shower Room

5'01" x 2'03"

Fitted with a three piece suite comprising a shower cubicle with electric 'Bristan' shower over, hand wash basin with mixer tap and tiled splashback and WC with dual flush button.

Garden

To the rear of the property you will find a privately enclosed garden; paved for ease of maintenance with a bricked wall and timber fencing to the boundaries. The rear garden additionally features a useful timber shed and an outside tap.

Driveway

Driveway to the rear providing off road parking.

Tenure

Freehold.

Viewing Arrangements

By appointment through the Choice Properties Mablethorpe 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.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

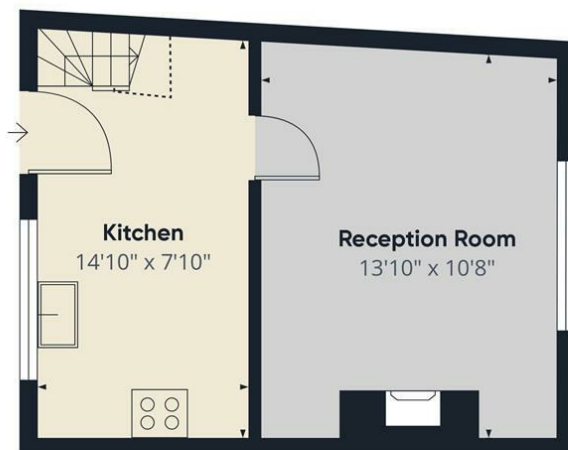
Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

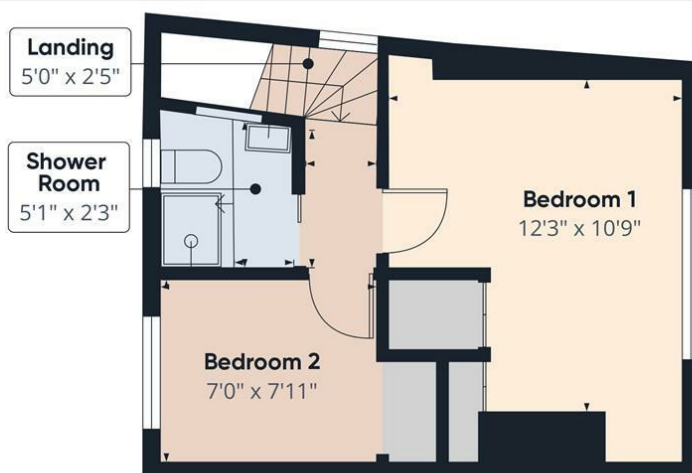
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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⁾
506.65 ft²

Reduced headroom
4.81 ft²

(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.

GIRAFFE360

Directions

From our Alford office head South before turning almost immediately into Carr Lane. Where the right turning for Windmill Lane is, number 7 can be found on that corner, directly in front.

