



CHOICE PROPERTIES

Estate Agents

14 East Street,
Alford, LN13 9EQ

Price £525,000



Further information and photographs to follow It is a pleasure for Choice Properties to introduce to the market this most spacious five bedroom (two en-suite) semi detached house located in the heart of the historic market town of Alford. Brimming with character and historic features the property sits on an expansive plot measuring approximately 0.35 acres (STS). Early viewing is advised to appreciate the vast space on offer with this charming property.

Steeped in history, this incredible home has a story to tell. It was built in the mid 1880s as a detached family residence for Sir Marmaduke Riggall by local builders Wood & Sons who still successfully build quality homes in the town today. The house still retains many original features including the grand bespoke staircase and stained glass windows. In 1897 it was extended to the rear and in the 1920s it was home to a girls' school for a certain period. In 1948 this capacious house was divided into two separate homes with number 14 being the larger residence of the two.

The generously proportioned accommodation benefits from uPVC double glazing and comprises:-

Tenure

Freehold.

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.

Council tax band

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

Tel. No. 01507 601 111

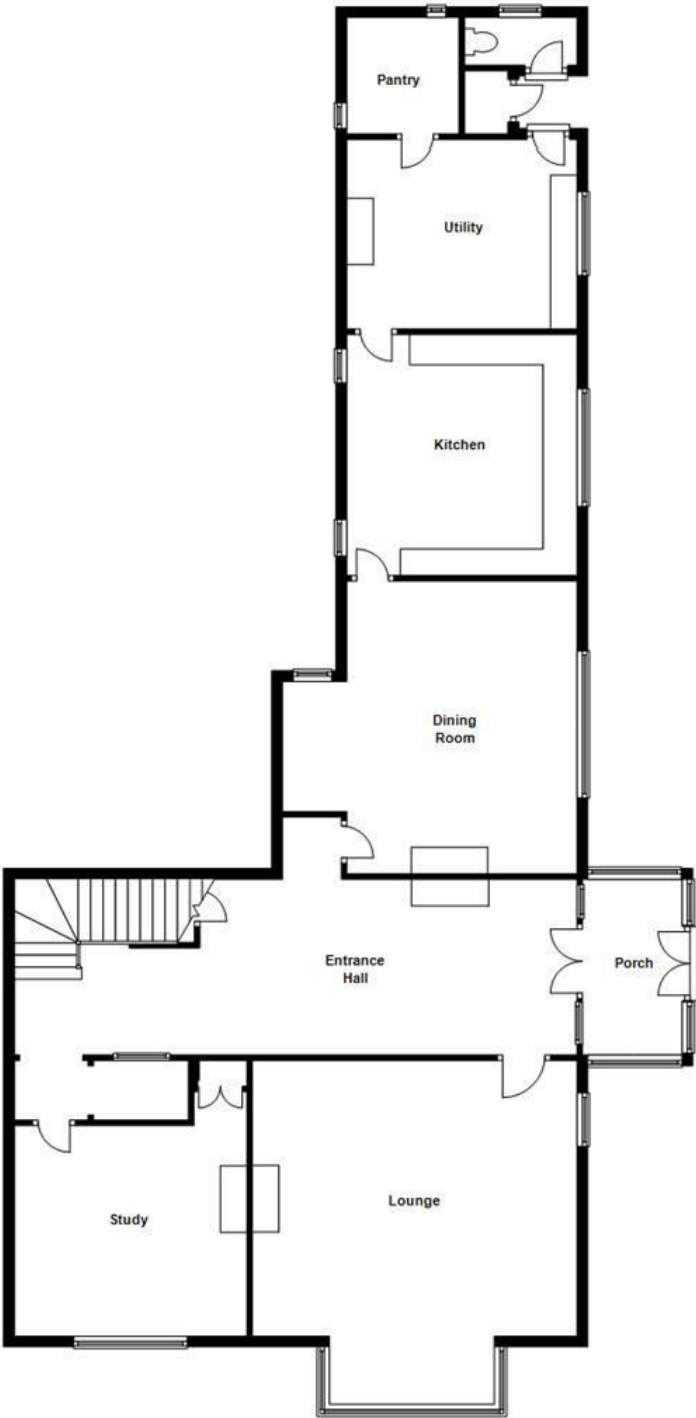
Website: www.e-lindsey.gov.uk

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

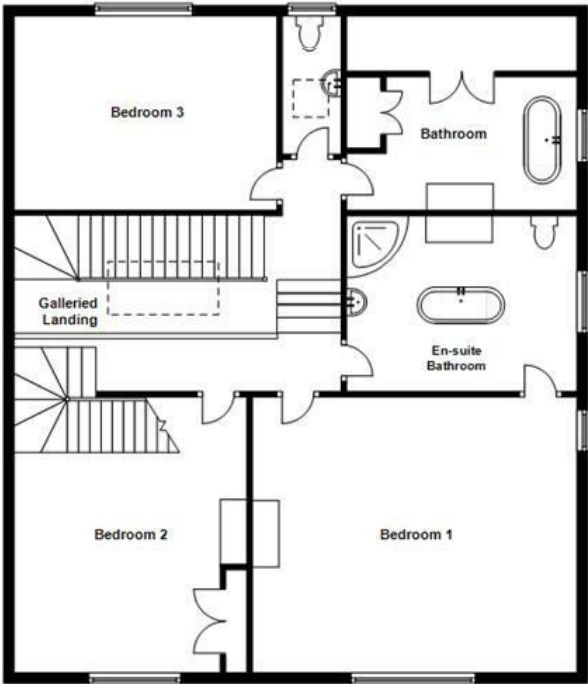
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



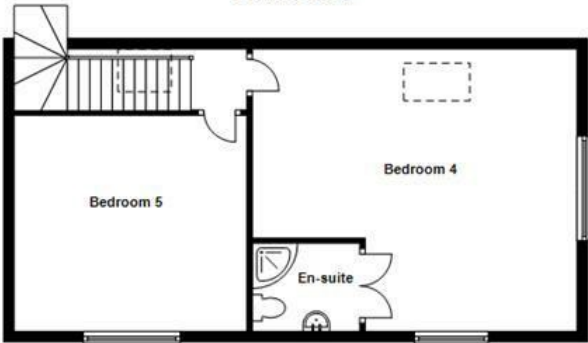
Ground Floor



First Floor



Second Floor



Directions

From our Alford office take a left and head north towards the junction with the Church take a right here and head on to East Street and number 14 can be found on the left hand side.

