



# CHOICE PROPERTIES

*Estate Agents*

Fieldside House Main Street,  
Alford, LN13 0NW

Reduced To £525,000



Choice Properties are delighted to bring to the market this extensive and beautifully presented four bedroom detached house, situated in the most sought after location with impressive wrap around gardens, measuring approximately 0.40 acres (STS). The property has undergone recent modernisation throughout and also has the added benefit of a substantial outbuilding. The option of an additional 1.3 acre (STS) plot paddock would be available for purchase separately too. Early viewing is highly advised!

With the additional benefits of oil fired central heating and UPVC double glazing throughout, the characterful, generously proportioned, and abundantly bright internal living accommodation comprises:-

### **Entrance Hall**

14'10 x 3'2

With composite entrance door. Under stair storage cupboard. Tiled flooring. Radiator. Power points. Opening to rear hallway. Door to:-

### **Dining Room**

14'10 x 11'9

With feature fire place with tiled hearth. Hardwood flooring. Dual aspect UPVC windows. Fitted storage cupboard. Fitted storage unit. Radiator. Power points. Opening to:-

### **Living Room**

13'1 x 14'0

Fitted with a multi fuel burner set in fireplace with tile hearth and surround. Dual aspect UPVC windows. Herringbone flooring. Fitted storage cabinet. Two radiators. Power points. Tv aerial point. Door to rear hallway.

### **Hallway**

7'11 x 9'7

With staircase leading to first floor landing. Fitted storage cupboard. Herringbone flooring. Consumer unit. Power points.

### **Kitchen**

12'4 x 22'8

Fitted with base and drawer units with marble work surface over. Large island with marble work surface with overhang providing a breakfast bar area as well as a integrated range cooker with three ovens and a five ring induction hob. Twin ceramic sink with mixer tap. Paved tile flooring. Space for fridge freezer. Integral dishwasher. Vaulted ceiling. Spot lighting. Radiator. Power points. UPVC windows to rear and both side aspects. Door to utility.

### **Rear Hallway**

3'10 x 14'3

With part paved tiled flooring and part herringbone flooring. External UPVC door to garden. Door to shower room.

### **Shower Room**

8'4 x 6'6

Fitted with a three piece suite with walk in shower with rainfall and traditional shower attachment, twin wash hand basins with wall mounted mixer taps, and low level wc. Tiled flooring. Fully tiled walls. Spot lighting. Double glazed window to rear aspect.

### **Utility**

12'11 x 5'9

Fitted with wall and base units with work surfaces over. Large single bowl ceramic sink. Paved tile flooring. Plumbing for washing machine. Space for dryer. Spot lighting. Power points Composite external door leading to courtyard. UPVC door leading to garden. UPVC window to rear aspect. Door to:-

### **WC**

6'2 x 2'9

With push flush w.c and wall mounted wash hand basin with mixer tap.

### **Landing**

10'8 x 3'0

Internal doors to all first floor rooms. Velux window. Fitted storage cupboard.

### **Bedroom 1**

14'11 x 14'1

Double bedroom with fitted wardrobe. Access to loft via loft hatch. Chimney breast with feature stone tiling. Radiator. Power points. UPVC window to rear aspect.

### **Bedroom 2**

13'2 x 14'2

Double bedroom with dual aspect UPVC windows. Radiator. Chimney breast with electric fireplace currently in place. Power points.



### **Bedroom 3**

7'11 x 13'2

Double bedroom with UPVC window to side aspect. Radiator. Power points. Doorway leading to:-

### **Bedroom 4**

12'6 x 16'2 (to furthest measurement)

Double bedroom with two fitted storage cupboards. Radiator. Power points. UPVC to side aspect.

### **Bathroom**

8'9 x 6'7

Fitted with a three piece suite comprising of double ended bath with mixer tap and shower attachment, push flush w.c and a wash hand basin set over vanity unit with a pump style mixer tap. Fitted storage cabinet. Tiled flooring. Three Velux windows. Radiator with towel rail over. Spot lighting.

### **Gardens**

The property stands proudly upon an attractive and generously sized wrap around plot, which is privately enclosed with timber fencing and hedging to the boundaries. The gardens are adorned with a variety of plants, trees and shrubbery throughout. There is also a paddock measuring approx. 1 acre (sts) available by separate negotiation.

### **Outbuildings**

The property benefits from a large brick built outbuilding which is separated into three sections comprising of a garage with double opening doors, a workshop, and a wood store with the potential to be transformed into a further garage.

### **Driveway**

Generously sized gravel driveway providing of the road parking that could comfortably fit four vehicles.

### **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.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 4860033

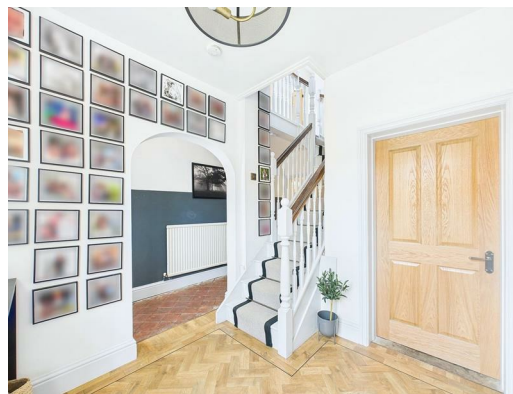
### **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **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

Approximate total area<sup>(1)</sup>

1829.12 ft<sup>2</sup>

Reduced headroom

9.7 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

Exit Alford to the north via East Street and continue straight on for 2.5 miles where you continue straight on onto the B1373 rather than following the road to your right. continue on this road for a further 2.5 miles then turn left at the T-junction on the corner towards Louth. Continue for a further mile then turn right onto Main Street. The property can be found a mile down this road 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                                 |         | 87        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   | 64      |           | (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                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

