



CHOICE PROPERTIES

Estate Agents

41 South Street,
Alford, LN13 9AN

Reduced To £174,950



Choice Properties are delighted to bring to market this charming two bedroom semi detached house situated on South Street located in the heart of the historic market town of Alford. The property benefits from modern refurbishments including new windows, doors, flooring, electrics, and boiler and is incredibly well presented and abundantly bright throughout. The property boasts a generously sized private rear garden which is unusually expansive for a property of this size which is home to a variety of patio and decking areas allowing there to be ample space for outdoor seating as well as two timber built sheds. Standing since the 1850's and combining a mix of historic charm and modern elegance, Early Viewing Is Highly Advised.

With the additional benefit of gas central heating, uPVC double glazing, and modern refurbishments throughout, the well presented internal living accommodation comprises:-

Hallway

2'11 x 3'2

With uPVC entrance door. Tiled flooring. Staircase to first floor landing. Consumer unit. Gas meter. Cottage style internal door to dining room. Cottage style internal door to:-

Living Room

11'11 x 13'10

With fireplace with tiled hearth and surround. Radiator. Power points. Tv aerial point. Telephone point. Large uPVC window to front aspect.

Dining Room

9'10 x 12'0

With walk in bay uPVC window. uPVC window to side aspect. Under stairs storage cupboard. Radiator. Power points. Opening to:-

Kitchen

7'6 x 6'1

Fitted with wall, base, and drawer units with oak works surfaces over. Four ring electric hob with extractor hood over. Butler sink set into work surface with mixer tap and wooden drainer over. Part tiled walls. Integral fridge freezer. Plumbing for washing machine. Power points. uPVC window to side aspect. Doorway to:-

Rear Hallway

3'1 x 6'1

External uPVC door leading to garden. Storage cupboard housing gas combi boiler. Door to:-

Bathroom

4'4 x 8'2

Fitted with a three piece suite comprising of panelled bath with shower over, push flush w.c and wash hand basin set over vanity unit with chrome mixer tap and tiled splashback. Part tiled walls. uPVC window to rear aspect. Radiator. Extractor.

Landing

2'3 x 3'5

Internal doors to bedroom 1 and bedroom 2.

Bedroom 1

11'10 x 13'9

Double bedroom with hardwood flooring. Fireplace with tiled hearth and brick surround. Access to loft via loft hatch. Power points. Radiator. uPVC window to front aspect.

Ensuite

3'0 x 5'0

Fitted with a corner push flush wc and a pedestal wash hand basin with 'triton' electric tap and tiled splashback. Extractor. Chrome heated towel rail.

Bedroom 2

7'4 x 12'7

Double bedroom with fitted storage cupboard. Radiator. Power points. uPVC window to rear aspect.

Gardens

The property benefits from an extensive laid to lawn rear garden that wraps around the property. The garden is private and fully enclosed with fencing and brick walls to the perimeter. The garden further benefits from a variety of patio and decking areas providing ample outdoor seating areas. The garden also boasts a plethora of mature trees, plants, and shrubbery which add an abundance of life and colour to the garden. The garden also features two timber built sheds providing outdoor storage space.

Driveway

Paved driveway providing off the road parking for up to two 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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

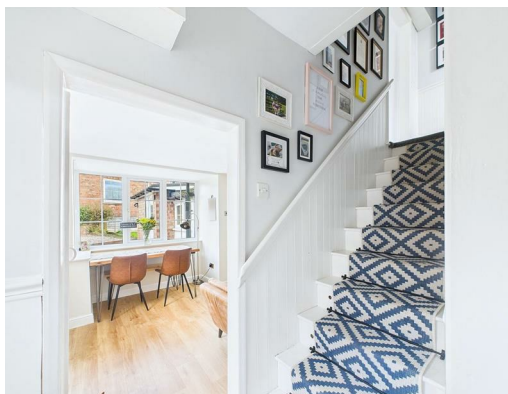
Opening Hours

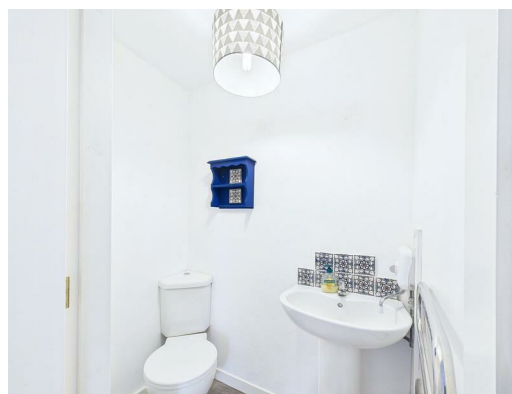
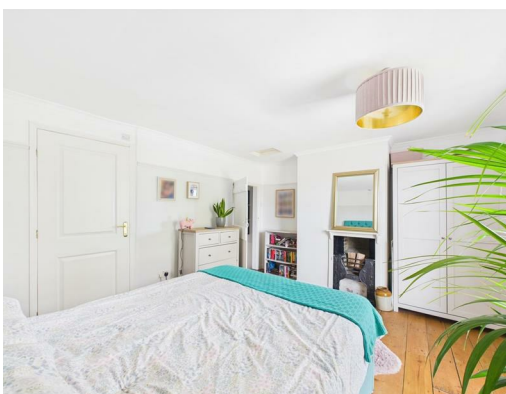
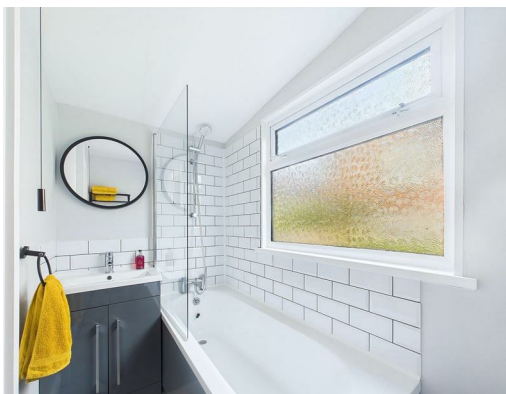
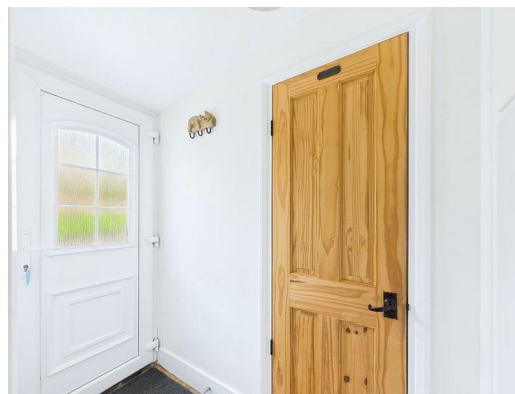
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 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⁾
706.88 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 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

From our Alford Office head South along South Street for 200m and you will find the property on your left hand side.

