



CHOICE PROPERTIES

Estate Agents

52 East Street,
Alford, LN13 9EH

Price £450,000



Choice Properties are delighted to bring to market this stunning four bedroom (one ensuite) detached residence located on East Street situated in the charming historic market town of Alford. Surrounded by immaculately manicured gardens and boasting views of the renowned Alford Windmill, this beautiful home internally features four bedrooms (one ensuite), two reception rooms, a kitchen with pantry, a family bathroom, two utility areas, downstairs wc, and an integral garage. To the exterior, the property boasts a colourful wrap around garden, a spacious driveway, and superb views. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating throughout, the beautifully presented and generously proportioned internal living accommodation comprises:-

Hallway

17'0 x 5'11

With hardwood entrance door. Staircase leading to first floor landing. Recess under stairs. Secondary glazed window to side aspect. Radiator. Power point.

Living Room

13'3 x 12'5

With large walk in secondary glazed bay window. Log burner set in fireplace with tiled hearth and surround. Hardwood flooring. Radiator. Power point. Tv aerial point.

Dining Room

13'4 x 12'5

Fitted with feature fireplace with slate hearth and tiled surround. Large walk in secondary glazed bay window to front aspect providing views of the windmill. Radiator. Power points.

Kitchen

17'11 x 18'8

Fitted with wall and base units with work surfaces over. Two bowl stainless steel sink with stainless steel mixer tap and drainer. Space for range cooker. Space for under counter fridge freezer. Part tiled walls. Dual aspect window with double glazed window to rear aspect. Spot lighting. Space for dining room table. Radiator. Thermostat. Consumer unit. Power points. Telephone point. Hardwood door to utility. Opening to:-

Pantry

5'10 x 5'11

Power points. Radiator. Window to side aspect.

Utility Room

5'4 x 11'11

Fitted with work surfaces and fitted shelving. Plumbing for washing machine. Space for free standing fridge freezer and three under counter fridge freezers. Wash hand basin set over vanity unit with mixer tap and tiled splash backs. Dual aspect window. Door to rear hallway. Integral cottage style door to garage. Cottage style door to:-

Laundry Room

7'1 x 7'0

Part tiled flooring. Consumer unit. Space for dryer. Space for fridge freezer. Power points. Window to side aspect. Door to wc. Stable door leading to rear garden.

WC

3'7 x 4'5

Fitted with a low level wc. Part tiled walls. Tiled flooring. Extractor.

Rear Hallway

6'3 x 5'8

With block paved flooring. Double opening external doors leading to driveway.

Landing

3'1 x 7'3

Hardwood internal doors to all first floor bedrooms.

Bedroom 1

11'8 x 11'7

Double bedroom with double glazed window to side aspect. Radiator. Power points. Hardwood door to:-

Ensuite Bathroom

5'11 x 7'6

Fitted with a three piece suite comprising of a panelled bath with electric 'Bristan' shower over, pedestal wash hand basin with tiled splashback and single taps, and a low level wc. Radiator. Part tiled walls. Window to rear aspect.

Bedroom 2

13'4 x 12'7

Fitted with dual aspect windows. Radiator. Power points. Telephone points. Opening to:-

Dressing Room

3'3 x 7'1

Fitted with hardwood flooring. Fitted storage cupboard. Radiator. Power points. Window to front aspect.

Bedroom 3

13'3 x 12'7

Double bedroom with hardwood flooring. Radiator. Power points. Telephone point. Tv aerial point. Window to front aspect.

Bedroom 4

12'0 x 8'6

Double bedroom fitted with a feature fireplace. Over stairs storage cupboard. Radiator. Power points. Window to rear aspect.

Shower Room

13'7 x 10'10

Large shower room fitted with a three piece suite comprising of a walk in 'Bristan' electric shower, pedestal wash hand basin, and a low level wc. Part tiled walls. Two windows to side aspect. Two radiators. Access to loft via loft hatch. Large fitted storage cupboard.

Garage

16'5 x 18'2

Double garage fitted with power and lighting with paved flooring and beamed ceilings. Bi-folding garage doors. Window to rear aspect.

Gardens

The property benefits from well manicured gardens that wrap around the entirety of the property. These gardens are full with life and colour and features a variety of mature plants, trees, and shrubbery. The garden is mostly laid to lawn but features various patio areas which provide ideal places for outdoor seating. The garden further benefits from brilliant views of the historic Alford Windmill.

Driveway

The property benefits from a large turning circle tarmac driveway providing off the road parking space for multiple large 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 D.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277

Opening Hours

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

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⁽¹⁾
2087.86 ft²
Reduced headroom
9.99 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.

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Directions

From our Alford office head north along south market place. At the T junction with the church turn right onto east street. Continue for 500m and you will find the property on your right hand side just beyond the junction opposite the windmill.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

