



CHOICE PROPERTIES

Estate Agents

63 Chauntry Road,
Alford, LN13 9HJ **Reduced To £225,000**



It is a pleasure for Choice Properties to bring to the market this most spacious and beautifully maintained three bedroom semi detached house, located only a short distance from the heart and local amenities on offer in the historic market town of Alford. Boasting a generously proportioned and stylish interior as well as expansive gardens to the rear, early viewing is most certainly advised to appreciate the quality on offer.

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

Entrance Porch

3'05" x 5'11"

Front composite door leading into the entrance hall with stairs to the first floor and a door to the:

Reception Room

15'10" x 11'10"

Light and airy reception room fitted with a gas fire set in a feature surround, TV aerial and double opening doors through to the:

Open Plan Kitchen/Dining/Living Area

18'07" x 12'08"

Modern and beautifully designed space comprising a range of wall and base units with worktop over, space for a freestanding 'Range' style cooker with stainless steel extractor hood over, one bowl stainless steel sink with drainer and mixer tap, integrated under-counter fridge and freezer, integrated 'Blomberg' dishwasher, built in larder cupboard, tiled flooring, part inset spot lighting, TV aerial, ample space for a dining table and double opening 'French' doors to the garden.

Utility Room

8'00" x 8'00"

Fitted with base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding tumble dryer, space and plumbing for a washing machine, storage recess, space for a freestanding fridge/freezer, tiled flooring, uPVC door to the outside and the utility room also houses the wall mounted 'Viessmann' combination boiler; supplying both the central heating and hot water systems. Door to:

Bathroom

5'07" x 8'00"

Fitted with a three piece suite comprising a tiled bath tub with mixer tap and mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, partly tiled walls, tiled flooring, extractor fan, inset spot lighting and a heated towel rail.

Study

6'04" x 9'06"

With tiled flooring, an under stair storage cupboard and the study also houses the wall mounted consumer unit.

Landing

3'09" x 5'08"

With loft access and doors to:

Bedroom 1

15'11" x 9'06"

Spacious double bedroom with double aspect windows, a built in double storage cupboard with railing and a TV aerial.

Bedroom 2

8'08" x 8'10"

Double bedroom.

Bedroom 3

6'09" x 9'09"

Double bedroom with a built in triple wardrobe with sliding doors and a built in double storage cupboard with railing.

Shower Room

4'04" x 7'09"

Fitted with a modern three piece suite comprising a large shower enclosure with mains fed double shower head over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls, tiled flooring, extractor fan, inset spot lighting and a heated towel rail.

Garden

The property fronted by a low maintenance garden laid with shingle and privately enclosed with well established hedging to the boundaries. To the centre of the front garden you will also find a monkey puzzle tree.

To the rear of the property you will find a sizeable and well established garden, mostly laid to lawn with timber fencing the boundaries. The rear garden additionally benefits from a paved patio seating area, a useful timber shed and a variety of well tended plants and shrubs.

Tenure

Freehold.

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 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,

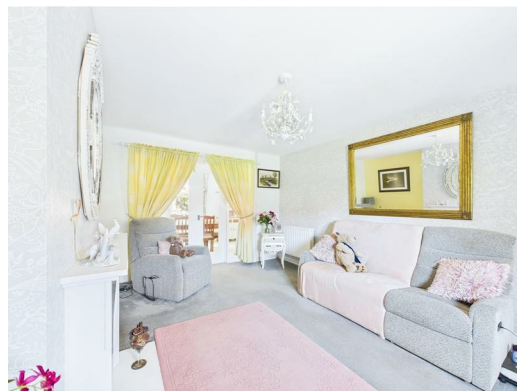
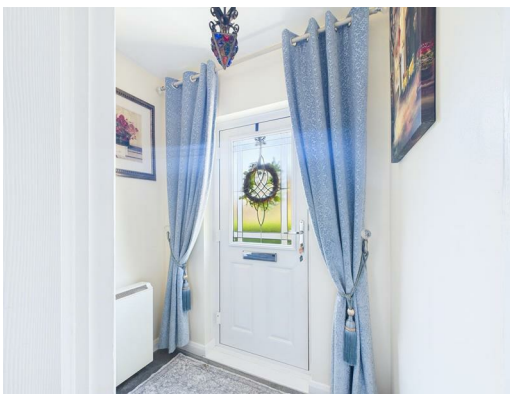
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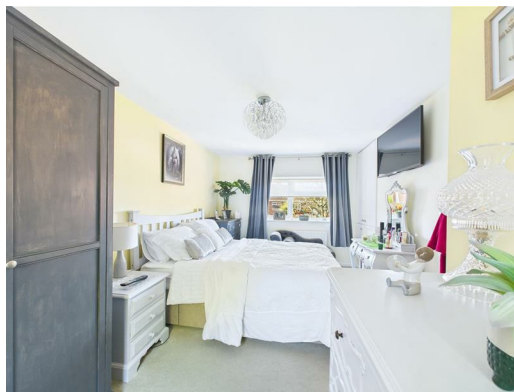
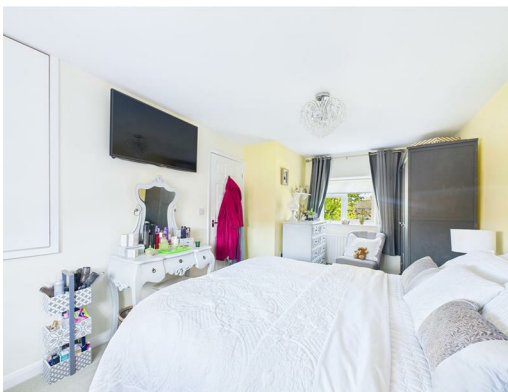
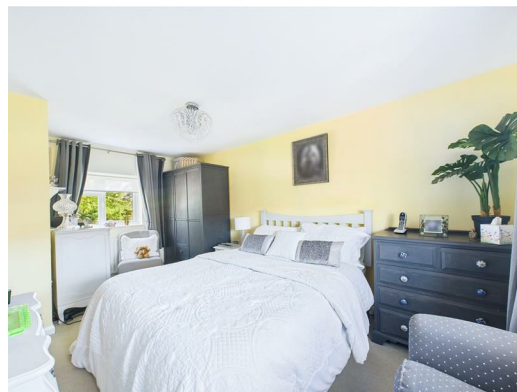
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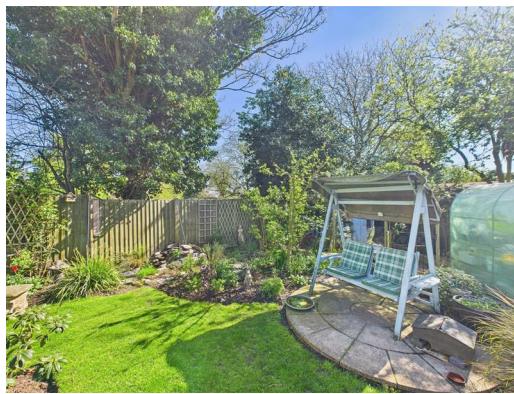
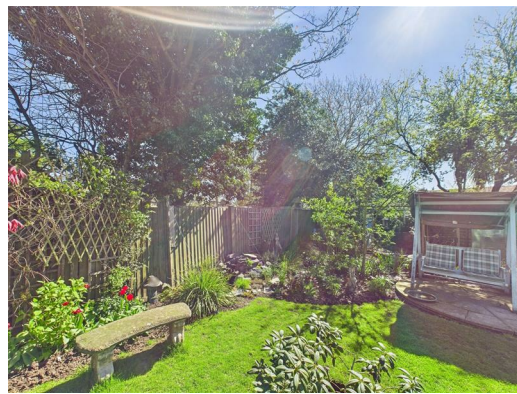
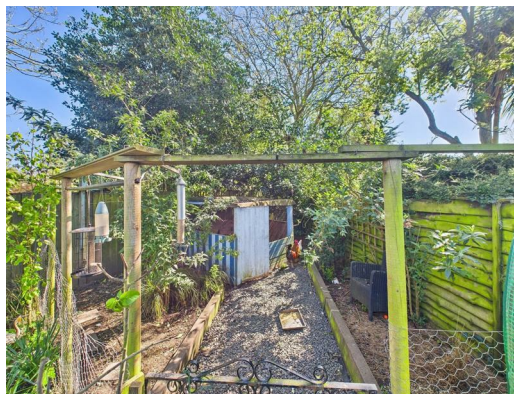
Website: www.e-lindsey.gov.uk

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

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[®]
1092.65 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 are based on RICS IPMS 3C standard.

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Directions

From our Alford office head north along South Market Place. When you reach the junction at the church turn left and continue for 350m then turn left onto Chantry Lane. Continue on Chantry Lane for 350m the turn left down an additional part of Chantry Lane and 63 can be found on your left.

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		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

