



# CHOICE PROPERTIES

## *Estate Agents*

Jacklins Cottage School Lane,  
Alford, LN13 0DL

Price £245,000



Nestled in the tranquil village of Aby, this charming detached cottage offers a delightful blend of comfort and potential.

Set on a large plot measuring 0.45 acre, this home boasts a generous outdoor area. The quiet village location ensures a serene atmosphere, making it an excellent choice for families or individuals looking to escape the hustle and bustle of city life.

Additionally, the property offers ample parking, a valuable asset in any home. For those with an eye for development, there is potential for a building plot, providing an exciting opportunity to expand or create something new.

The property has the benefit of oil fired central heating and upvc double glazing. Internally the accommodation consists of:

**Entrance door to:**

**Entrance Hall**

11'9" x 5'6"

Staircase to the first floor landing. Radiator.

**Lounge**

12'10" x 10'11"

Open fire set in feature brick surround. Radiator.

**Kitchen/Diner**

17'8" x 13'1" extending to 14'10"

Fitted kitchen units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and hob. Part tiled walls. Rear door. Cupboard housing the oil boiler which supplies the central heating and hot water. 'Parkray' fire. Radiator.

**Landing**

**Bedroom 1**

13'1" x 11'7"

Radiator. Access to loft. Airing cupboard housing the hot water cylinder with immersion heater.

**Bedroom 2**

13'0" x 8'5" extending to 10'0"

Radiator. Fitted wardrobes.

**Bedroom 3**

8'6" x 9'8"

Radiator.

**Bathroom**

8'7" x 5'10"

With three piece white suite which consists of a panelled bath with electric shower over, wash hand basin and w.c. Radiator.

**Driveway**

With ample parking for several vehicles.

**Gardens**

Spacious gardens to the side/rear of the property.  
Large timber workshop/store.



### **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 B.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277

### **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.

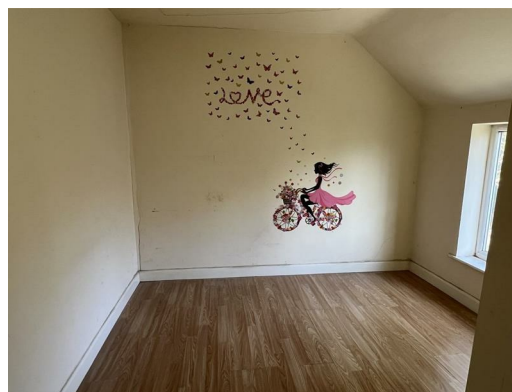
### **Opening Hours**

Monday to Friday 9.00am to 5.00pm  
Saturday 9.00am - 3.00pm

### **Tenure**

Freehold

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.

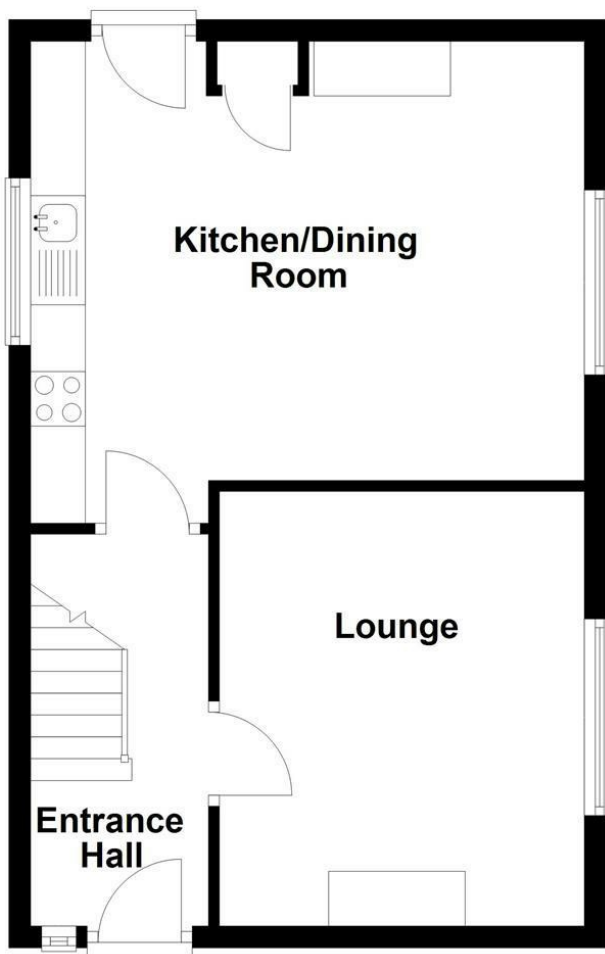




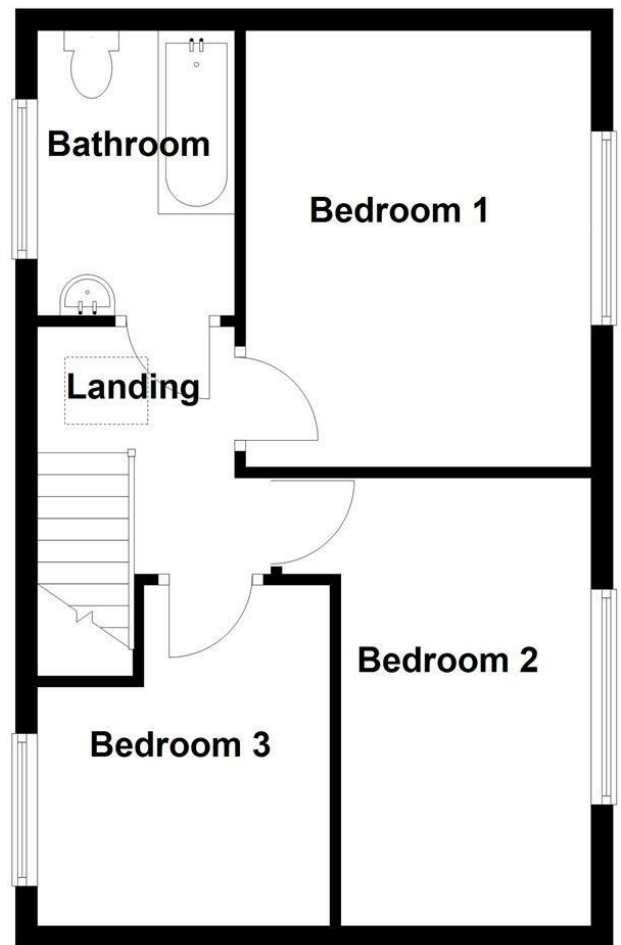




**Ground Floor**



**First Floor**



# Directions

As you enter the village of Aby from the Alford direction pass the pub and turn right onto School Lane. Continue to the end of the road and then veer right onto a narrow lane where Jacklins Cottage can be found at the end.

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

