



# CHOICE PROPERTIES

## *Estate Agents*

79 Chantry Road,  
Alford, LN13 9HJ

Price £185,000



Choice Properties are delighted to bring to market this generously proportioned three bedroom semi detached house situated on Chantry Road located in the historic market town of Alford. Large uPVC double glazed windows create a light and airy interior living space which features a kitchen, living room, family bathroom, downstairs wc, and three bedrooms. To the exterior, the property boasts a range of outbuildings including a garage and three outdoor storage areas, as well as benefiting from a easy to maintain garden and driveway. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating, uPVC double glazing, and newly laid carpets throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

### **Entrance Hall**

6'0 x 3'7

With uPVC entrance door. uPVC door to hallway. Herringbone flooring. uPVC window to front aspect. Gas meter.

### **Hallway**

9'4 x 3'8

With uPVC entrance door. Staircase leading to first floor landing. Radiator. uPVC window to front aspect. Opening to kitchen. Door to living room. Thermostat. Feature light fitting.

### **Living Room**

11'2 x 15'9

Fitted with an electric fireplace. uPVC window to front aspect. Two radiators. Power points. Telephone point. uPVC sliding door to garden. Serving hatch to kitchen.

### **Kitchen**

12'7 x 12'4

Fitted with wall and base units with work surfaces over. Four ring hob with extractor hood over and tiled splashback. Single bowl stainless steel sinks with mixer tap and drainer. Integral oven. Integral fridge. Integral freezer. Integral dish washer. Dual aspect uPVC windows. Consumer unit. Understairs storage cupboard. Herringbone flooring. Radiator. Power points. Tv aerial point. Door to:-

### **WC**

5'8 x 3'0

Fitted with a wash hand basin set over vanity unit with chrome mixer tap and a push flush wc. Fully tiled walls. Tiled flooring. Chrome heated towel rail. Frosted uPVC window to side aspect.

### **Landing**

5'9 x 3'10

Internal doors to all first floor rooms. Access to loft via loft hatch.

### **Bedroom 1**

9'6 x 15'11

Double bedroom with dual aspect uPVC windows. Radiators. Power points with USB adaptability. Telephone point.

### **Bedroom 2**

11'10 x 6'9

Double bedroom with uPVC window to front aspect. Storage area over stairs. Power points. Radiator. Ceiling fan.

### **Bedroom 3**

8'10 x 8'8

'Ideal' gas combi boiler. Power points. Radiator. uPVC window to rear aspect.

### **Bathroom**

7'8 x 4'5

Fitted with a three piece suite comprising of panelled bath with electric 'triton' shower over. Pedestal wash hand basin with chrome mixer tap and a push flush wc. Fully tiled walls. Tiled flooring. Backlit mirror. Heated towel rail. Extractor. uPVC frosted window to rear aspect.

### **Garage**

9'9 x 18'11

Brick built detached garage fitted with power and lighting and up and over garage door. Consumer unit.

## **Outdoor Storage Room**

17'2 x 24'3

Outdoor storage space with pedestrian access door.

## **Coal Store**

9'4 x 4'6

Fitted with lighting.

## **Storage Shed**

15'3 x 9'10

Fitted with power and lighting and uPVC window.

## **Garden**

The property benefits from an easy to maintain courtyard style garden which is found to the rear of the property. The garden is fully enclosed and features brick walls to the perimeter. The majority of the garden is comprised of paved slab flooring but the rear garden does benefit from a decking area that provides an ideal spot of outdoor seating. The garden can be accessed both through the sliding uPVC doors in the living room and via a side access gate that leads to the driveway.

## **Driveway**

To the front of the property is a part concrete part gravelled driveway which can fit a vehicle. Additional parking is available in bay parking spaces opposite the property.

## **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 - A.

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 462277.

## **Opening hours**

Mon 9am till 5pm  
Sat 9am till 3pm

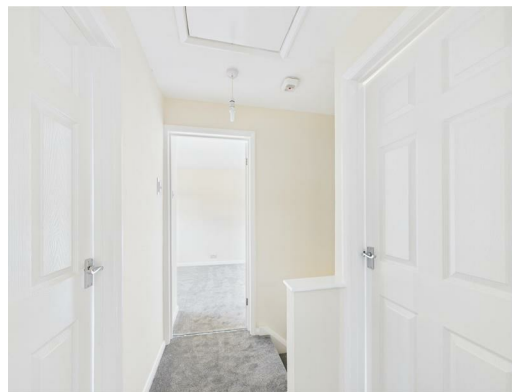
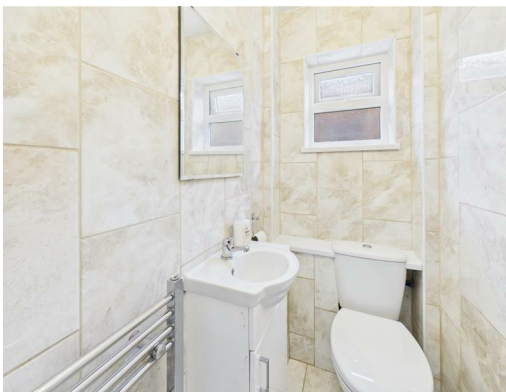
## **Making an Offer**

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.

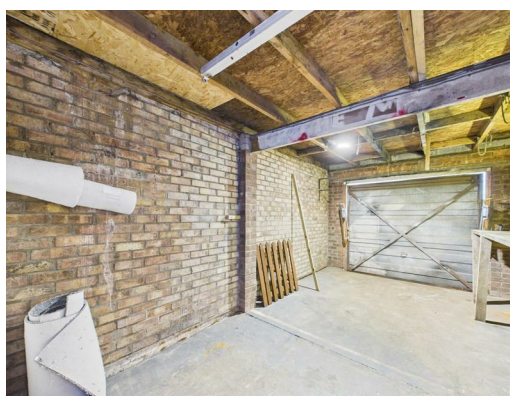
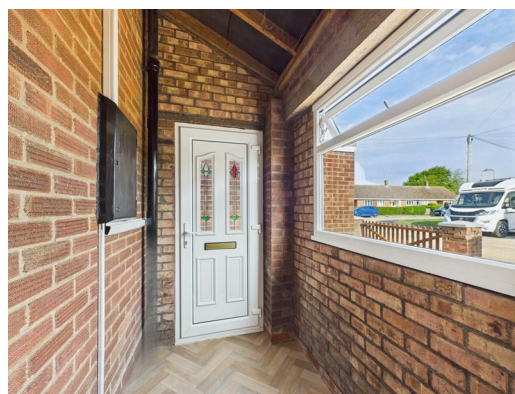
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.











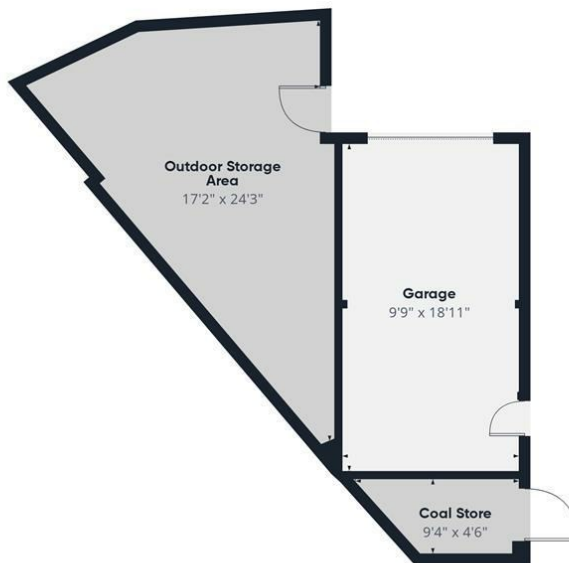




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
1336 ft<sup>2</sup>

(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 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 400m the turn left down an additional part of Chantry Lane and 79 can be found on your right 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		86	(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

