



CHOICE PROPERTIES

Estate Agents

Sunshine Cottage White Pit Way,
Alford, LN13 0AZ

Price £250,000



Choice Properties are delighted to bring to the market this stunning and stylish three bedroom semi-detached cottage, situated in the most sought after location, overlooking beautiful open field views to the rear. The property further benefits from modern open plan kitchen/diner, gravel driveway, with space for 2 cars and sits proudly upon attractive and privately enclosed garden. Early viewing is highly advised!

Offering generously proportioned rooms throughout, the abundantly light and immaculately presented accommodation comprises:-

Open plan Kitchen/Dining room

20'11" x 14'3"

Modern kitchen fitted with wall and base units with work surfaces over. Large island unit comprised of base and large pan drawer units, a wine cooler, and a bookcase with work surface over. The island also has an overhang to provide a breakfast bar area. Large single bowl ceramic sink with brass mixer tap and drainer. Included is a Belling seven ring range cooker, with extractor cooker fan hood over, Integral dishwasher. Integral pull out bins. Italian porcelain effect tiled flooring. Plinth lighting & Hotpoint washer/drier included Oak internal doors to all ground & upper floor rooms. Staircase leading to first floor landing. Under stairs storage cupboard. Dual aspect Upvc windows. Two external Upvc doors (on stable style). Leading to garden. Plumbing for washing machine. Space for fridge freezer. Inset spot lighting. Two radiators. Power points.

Hallway

2'10" x 3'0"

With staircase to the first floor.

Reception room

11'9" x 13'10"

With large fireplace with brick surround and stone hearth. Dual aspect Upvc windows. Power points. Radiator. Tv aerial point.

Landing

2'4" x 3'0"

Oak internal doors to all first floor rooms. Window to rear aspect with countryside views.

Bedroom 1

12'0" x 14'0"

Double bedroom with large Upvc window to fronts aspect. Radiator. Power points. Tv aerial points.

Bedroom 2

8'0" x 12'1"

Double bedroom with large Upvc window to fronts aspect. Two fitted storage wardrobes. Radiator. Power points. Tv aerial points.

Bedroom 3

13'8" x 10'5"

Double bedroom with French Upvc doors leading into the garden area. Radiator. Power points. TV Aerial points.

Upstairs family bathroom

6'0" x 10'4"

Fitted with a three piece suite comprising of a double ended P-Shaped bath with mixer tap and shower attachment with shower and screen over. Back to wall wc. Wash hand basin set over vanity unit with mixer tap and tiled splash black. Tiled flooring. Part tiled walls. Radiator with towel rail over. Under eaves storage. Extractor. Back lit led mirror. Upvc window with countryside views to rear aspect.

Downstairs W.c.

3'6" x 3'0"

Fitted with a corner push flush wc and a wash hand basin set over vanity unit with chrome mixer tap. Heated towel rail. Extractor. Upvc window to rear aspect.

Boiler Cupboard.

7'6" x 3'5"

Housing viessmann gas combo. boiler.

Driveway

Providing off road parking for two vehicles.

Garden

The garden is privately enclosed with timber fencing to the boundaries. The garden is neatly laid to lawn and is adorned with a variety of colourful borders with established plants, trees and shrubbery throughout. There is a peaceful and secluded seating area which is ideal for relaxing in the sunshine or outdoor dining and overlooks beautiful open field views. There are also several raised vegetable beds, garden pond, Greenhouse and access to the:-

Summerhouse

6'10" x 6'4"

With storage shed attached. Outside brick shed with electricity. Outdoor tap & lighting.

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.

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.

Viewing arrangements

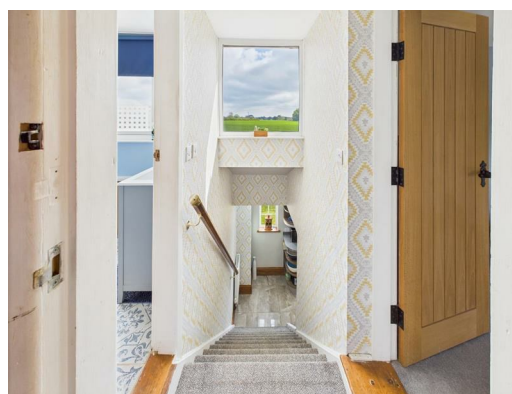
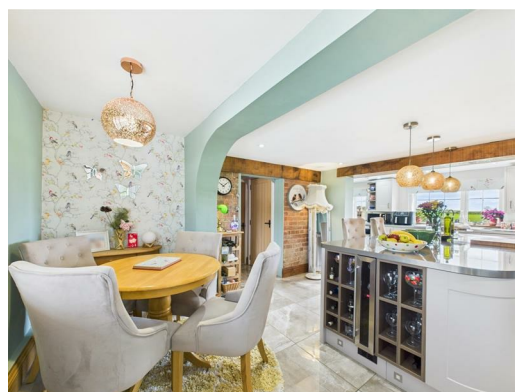
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

Opening hours

Opening hours - Mon-Fri 9am-5pm

Saturday 9am-3pm.

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

Approximate total area⁽¹⁾
1071 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.

GIRAFFE360

Directions

From our office head north onto South market place then turn left onto High Street. At Ulceby cross roundabout take the third exit onto Bluestone Heath Road. Continue and follow the A16. Sunshine Cottage can then be found on your right hand side.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

