



# CHOICE PROPERTIES

## *Estate Agents*

16 Station Road,  
Alford, LN13 9HY

Price £650,000



Welcome to this stunning detached period property located on Station Road in Alford. This impressive 1920's house boasts a classic charm with modern amenities.

As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or relaxing with family. With four bedrooms and two bathrooms, there is ample space for everyone in the household.

One of the standout features of this property is the luxurious swimming pool, ideal for enjoying a refreshing dip on a hot summer's day. The mature gardens surrounding the house provide a peaceful retreat, perfect for enjoying a morning coffee or hosting outdoor gatherings.

Don't miss the opportunity to own this imposing detached house with its own swimming pool. Contact us today to arrange a viewing and make this dream property your new home in Alford.



The property has the added benefit of 'Everest' UPVC Double Glazing and Gas Central Heating. The most spacious and well laid out internal accommodation consists of:-

**Solid oak front entrance door to:**

**Reception Hall**

12'5" x 10'8"

Tall column radiator. Staircase to the first floor landing. Understairs storage cupboard with electric consumer unit. Nest thermostat and programmer. Feature panelling.

**Lounge**

17'0" x 21'2"

Feature bay window. Wood burner set in tiled surround with Oak mantel. Picture rail. Feature panelling. 3 column radiators. Fitted bookshelves with storage.

**Dining Room**

11'11" x 11'11"

Column radiator. Fitted storage cupboard.

**Kitchen**

16'2" x 12'2"

Fitted wall and base units with slide and hide doors to the central shelving and drawer space. 1.5 bowl sink unit and drainer with mixer taps. Integrated AEG appliances including induction hob, two ovens and a Sous Vide drawer. Feature filter hood with inset lighting. Plumbing for dishwasher and fridge. Feature under counter lighting. Double doors leading out to the rear patio and garden. Column radiator.

**Pantry**

10'7" x 5'11"

Fitted shelving and storage cupboards. Original tiled cold shelf.

**Rear Lobby**

9'0" x 3'7"

Door leading out to the rear patio and garden. Coat hooks. Shoe cabinet.

**Utility Room**

5'8" x 4'8"

Gas boiler which supplies the central heating and hot water. Plumbing for washing machine.

**WC**

5'8" x 3'3"

With w.c. and wash hand basin. Column radiator.

**Plant/Changing Room**

10'7" x 6'5"

Accessed externally is the changing room which also houses the sand filter, water pump and heat exchanger for the swimming pool. (the heat exchanger works via the central heating system)

**Landing**

10'2" x 14'2"

Tall column radiator. Airing cupboard housing the modern pressurised hot water cylinder with additional immersion heater. Loft access with original weighted timber pull down ladder to the partially boarded loft area.

**Master Bedroom**

10'10" x 21'2"

Feature bay. Feature panelled walls. Dressing room area with a range of fitted wardrobes including rails and drawers. Door to:

**En-suite Shower Room**

5'9" x 8'2"

Large shower area with twin head mixer shower, large wash hand basin set in vanity unit with drawers and w.c. Fully tiled walls. Heated towel rail. Extractor fan.

**Bedroom 2**

16'2" x 12'2"

Large double bedroom. Column radiator. Windows to front and rear.

**Bedroom 3**

10'7" x 13'0"

Double bedroom. Column radiator.

## **Study/Bedroom 4**

13'5" x 10'2"

Column radiator.

## **Bathroom**

7'4" x 9'0"

Recently fitted 'Burlington' suite which consists of a roll top bath with shower screen and 'Belgravia' mixer shower taps, large washstand basin and mid level w.c. Column radiator.

## **Driveway**

Spacious driveway with ample parking for several vehicles. Feature original Millstones set into the drive. Additional parking space to the side of the garage.

## **Garage**

21'0" x 12'10"

Large single garage with space to accommodate a large 4x4. Electric remote operated garage door. Personal door to the rear. Power and lighting.

## **Gardens**

To the front of the property is a lawned garden with feature planting and trees. Large pond to the front with waterfall feature. Gated access through to the rear garden.

To the rear is a paved patio area and steps down to the lawned garden with feature flower beds and a variety of trees including pear, plum, walnut, apricot and apple trees.

The far rear section of garden borders a neighbouring paddock.

## **SWIMMING POOL**

Large in ground swimming pool with inset lighting.

## **Tenure**

Freehold

## **Council Tax**

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 E.

## **Viewing Arrangements**

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

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

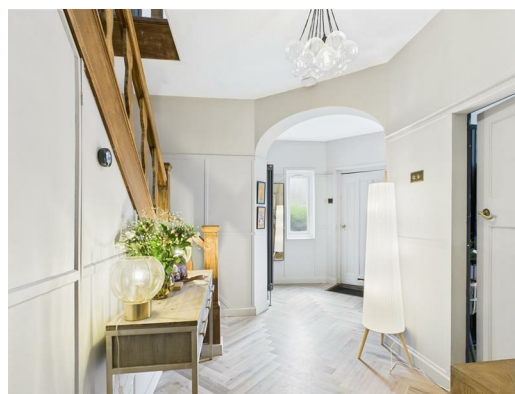
Saturday 9.00 a.m. to 3.00 p.m.

## **Making an offer**

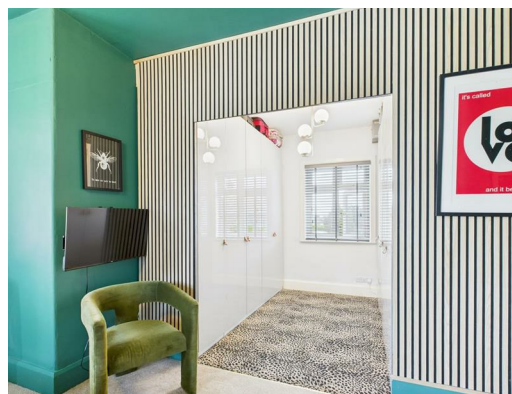
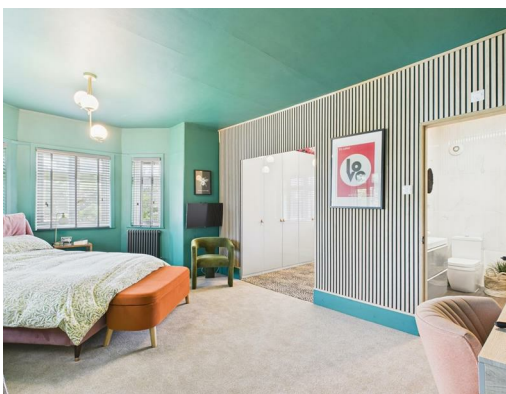
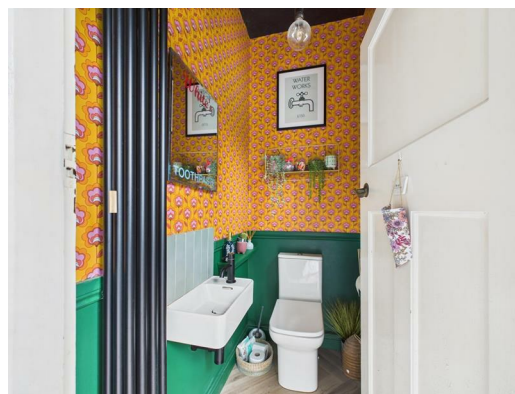
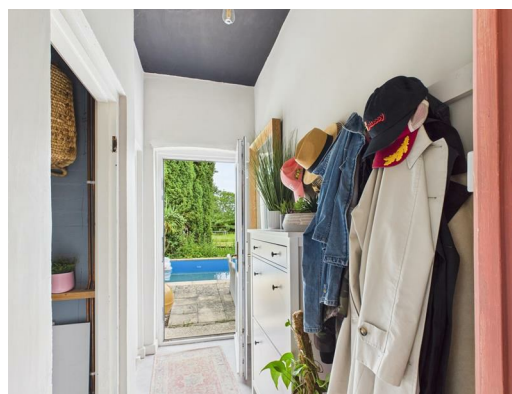
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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.

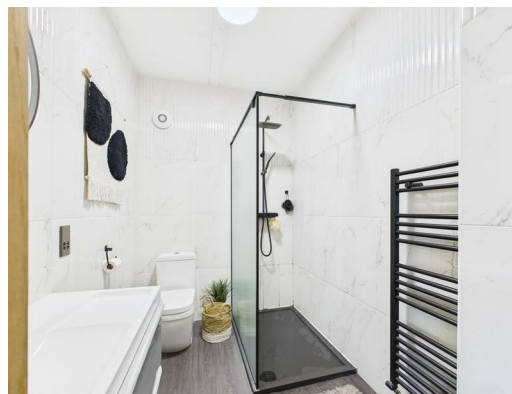
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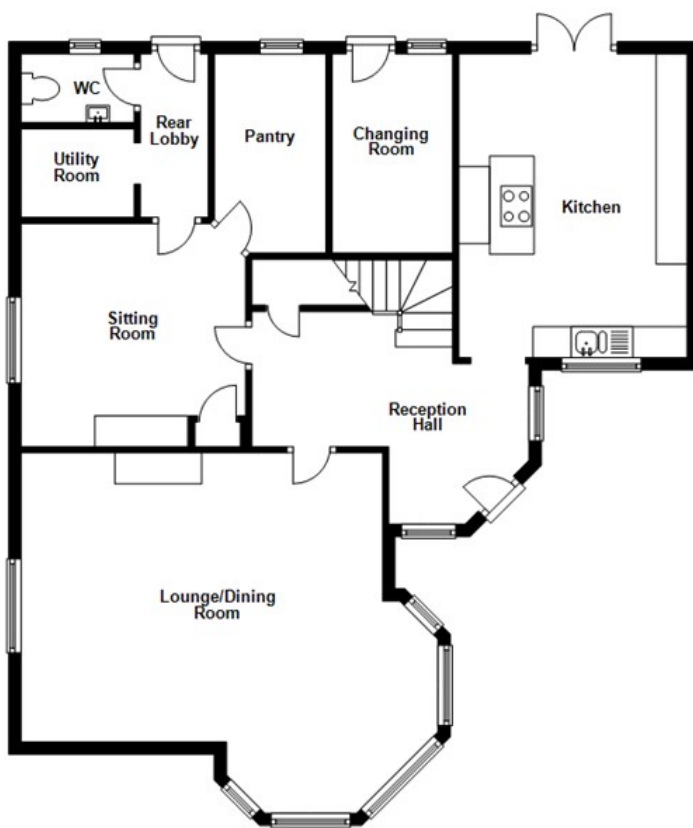




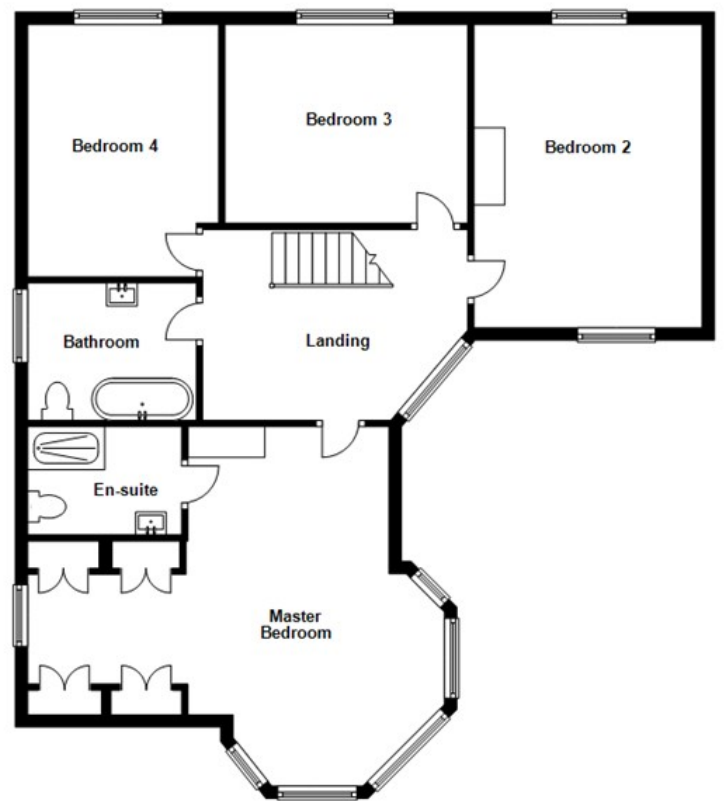




Ground Floor



First Floor



Total area: approx. 197.1 sq. metres (2121.7 sq. feet)

# Directions

From the centre of Alford head west from the church onto Station Road and 'Shenstone' number 16 can be found on your left hand side shortly before you leave the town.

