



CHOICE PROPERTIES

Estate Agents

53 South Street,
Alford, LN13 9AN

Price £425,000



It is a pleasure for Choice Properties to offer for sale this most spacious detached house, occupying an ideal position just moments away from the local amenities in the historic market town of Alford. Boasting four bedrooms (one en-suite), ample living space and large gardens, early viewing of this impressive home is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Entrance Hall

Composite front entrance door. Radiator.

Hall

Staircase to the first floor landing. Radiator. Door leading to the rear garden. Under stairs storage cupboard.

Reception Room

Light and airy reception room with dual aspect windows. Multi fuel stove set in feature surround with tiled hearth and wooden mantle. TV aerial point. Two radiators.

Dining Room

uPVC sliding doors to the front garden. Radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, space for large 'range' style cooker with extractor over, integral dishwasher. Radiator.

Utility

Fitted with base units with work surface over, resin sink unit and drainer with mixer tap, space and plumbing for washing machine and dryer. Wall mounted 'Worcester' boiler. Tiled flooring.

Store

Tiled flooring. Radiator.

WC

Fitted with push button flush wc and hand wash basin set in vanity unit. Radiator. Part tiled walls.

Bedroom 1

Spacious double bedroom with built in wardrobe and dual aspect windows. Radiator.

En-Suite

Fitted with three piece suite comprising shower enclosure with electric 'Triton' shower over, hand wash basin set in vanity unit and push button flush wc. Radiator. Tiled walls.

Bedroom 4

Radiator.

First Floor Landing

Radiator. Doors to:

Bedroom 2

Spacious double bedroom with built in wardrobes and cupboards. Radiator.

Bedroom 3

Spacious double bedroom. Built in wardrobe. Radiator.

Shower Room

Fitted with three piece suite comprising shower enclosure with electric 'Triton' shower over, hand wash basin set in vanity unit, push button flush wc. Radiator.

Driveway

Providing ample off road parking for several vehicles.

Garage

Up and over double width door. Power and lighting.

Gardens

To the front of the property is a large pleasant garden laid mainly to lawn, featuring a paved patio area and fish pond. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries, laid mostly to lawn. Further photos of rear garden to follow.

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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

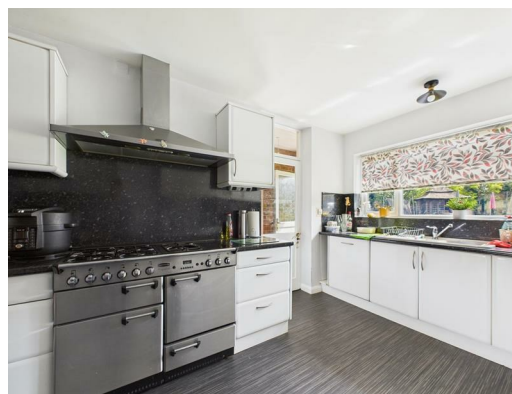
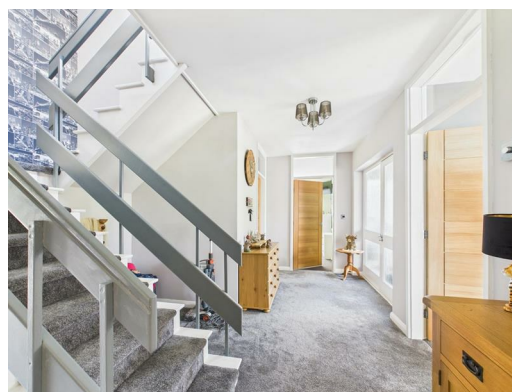
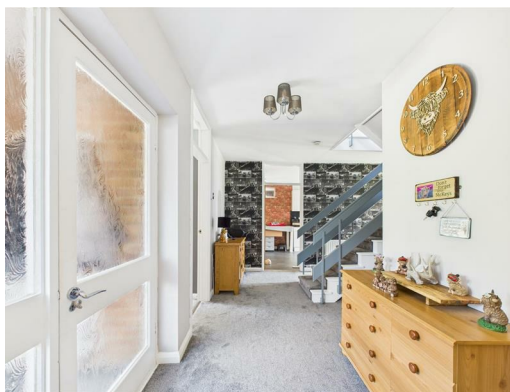
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

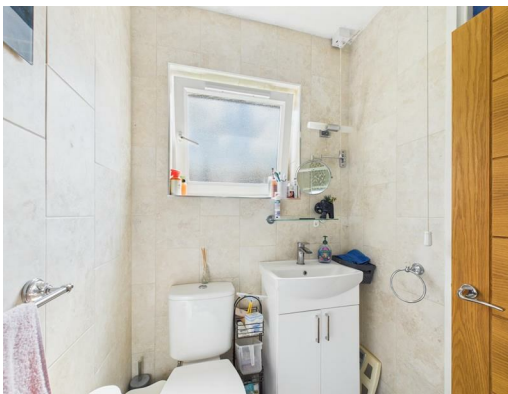
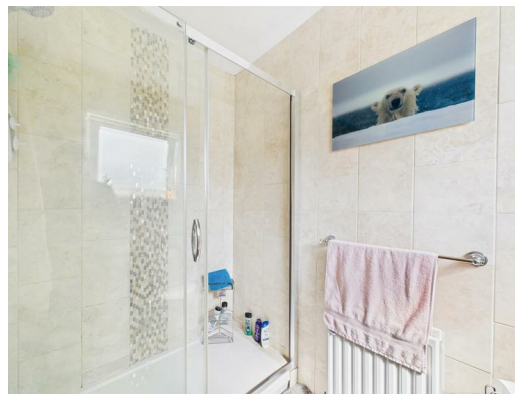
Making a Offer

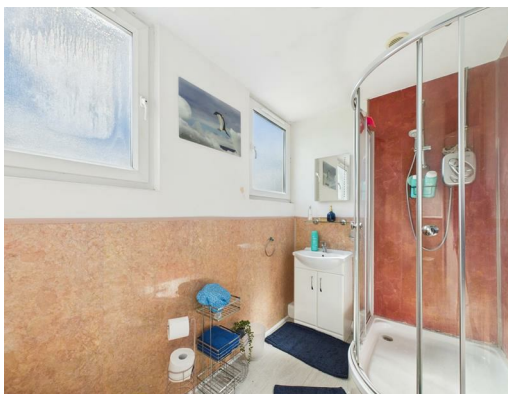
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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



Floor 1

Approximate total area⁽¹⁾

1932 ft²

Reduced headroom

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From our office head south along South Street and the property can be found on your left hand side.

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			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

