



# CHOICE PROPERTIES

## *Estate Agents*

The Cottage Candlehouse Lane,  
Alford, LN13 9EX

No Onward Chain £595,000



It is a pleasure for Choice Properties to present this spacious and well laid out five bedroom (one en-suite) detached house occupying a pleasant position in the heart of the historic market town of Alford. A short walk from the local amenities and in a guaranteed catchment area to the well regarded Queen Elizabeth Grammar School, this impressive property further benefits from well kept, wrap around gardens. Early viewing is advised. Offered to the market CHAIN FREE.

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

#### **Entrance Hall**

Front entrance door. Door to:

#### **Hallway**

Staircase to the first floor landing. Doors to:

#### **Reception Room**

Light and airy reception room with double opening doors leading out to the garden. Multi-fuel stove set in feature surround with tiled hearth and wooden mantle. TV aerial point.

#### **Kitchen / Living Area**

Fitted kitchen consisting of a range of wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, space for large 'Range' style cooker with extractor over, space for large freestanding fridge/freezer, wine cooler, integrated microwave. Tiled walls. Space for dining table.

Light and airy living space with vaulted ceiling and spot lighting. Double opening doors leading to the garden.

#### **Boot Room**

Wall mounted electric consumer unit.

#### **Dining Room**

Ample space for dining table and chairs.

#### **Office**

With dual aspect windows looking over the garden.

#### **WC**

WC and wash hand basin. Part tiled walls.

#### **First Floor Landing**

Staircase to the second floor landing. Doors to:

#### **Bedroom 1**

Spacious double bedroom with vaulted ceiling.

#### **En-Suite**

Fitted with three piece suite comprising shower enclosure, wash hand basin set in vanity unit and wc. Part tiled walls.

#### **Dressing Room**

Ample space for wardrobes.

#### **Bedroom 4**

Double bedroom with built in wardrobe.

#### **Bedroom 5**

Double bedroom with built in wardrobe.

#### **Bathroom**

Fitted with four piece suite comprising panelled bath tub, shower enclosure, wash hand basin set in vanity unit and wc. Part tiled walls.

#### **Utility Room**

Fitted with base units with work surfaces over, large double sink unit, plumbing for a washing machine and wall mounted 'Viessmann' boiler.

## **Second Floor Landing**

Doors to:

## **Bedroom 2**

Spacious double bedroom currently used as an extra sitting room.

## **Bedroom 3**

Spacious double bedroom.

## **Driveway**

Providing ample off road parking.

## **Garden**

The property further benefits from well kept wrap around gardens which are mostly laid to lawn as well as paved patio areas, an attractive pond and a useful timber summer house.

## **Location**

Alford is a historic market town located at the foot of the Wolds known for its thatched cottages and manor house which line parts of the high street. In terms of amenities, Alford is home to a variety of independent shops such as bakers, butchers, greengrocers, cafes, restaurants, and pubs. Alford also holds their own market on Tuesdays and Fridays boasting local produce. Additionally, Alford is home to the well regarded Queen Elizabeth's Grammar School.

## **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 E.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Monday - Friday: 9am - 5pm

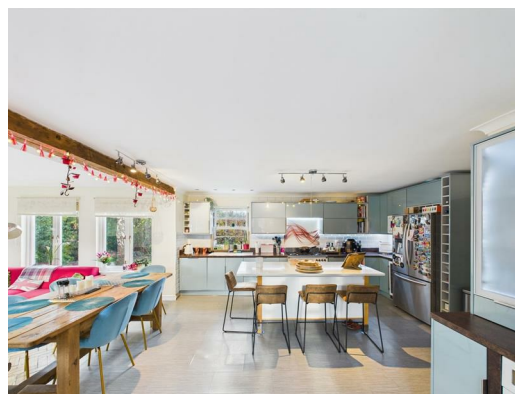
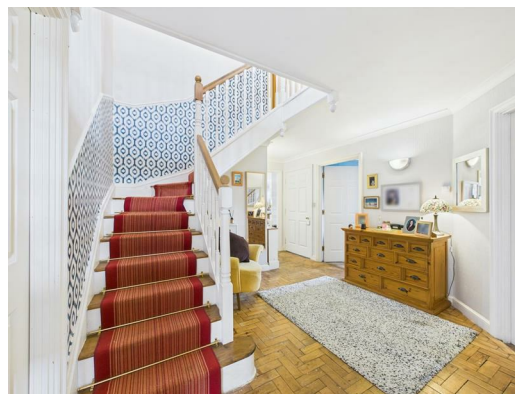
Saturday: 9am - 3pm

## **Making an Offer**

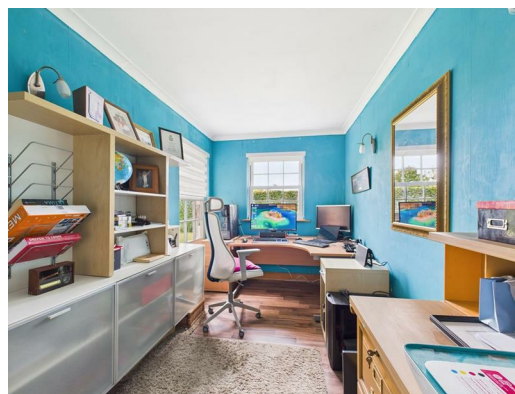
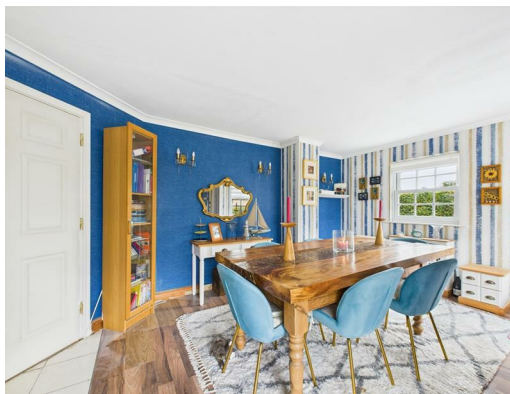
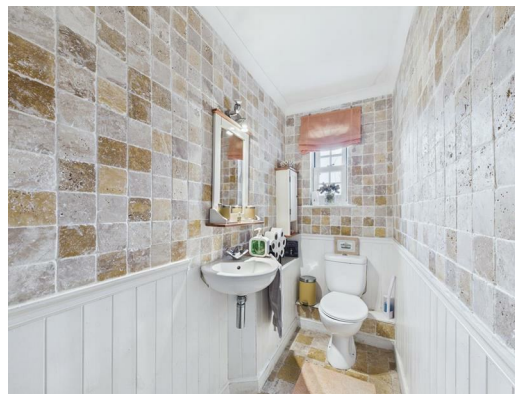
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

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



Floor 2

Approximate total area<sup>(1)</sup>  
2709 ft<sup>2</sup>  
Reduced headroom  
112 ft<sup>2</sup>

(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 Alford office head East towards the Church then at the junction turn left onto High Street. Take a right into Candlehouse Lane and the property can be found at the bottom of the road.

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		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-60) D			(55-60) 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		

