



CHOICE PROPERTIES

Estate Agents

17A Commercial Road,
Alford, LN13 9EY

Reduced To £280,000



Choice Properties are delighted to offer for sale this four bedroom detached house, situating a pleasant residential position only a short walk away from the local amenities and town centre of Alford. This impressive property boasts a large open-plan lounge/diner and further benefits from a recent extension comprising the fourth bedroom and separate wc. Early viewing is advised.

This spacious internal accommodation comprises:

Front Entrance Door

Leading into:

Living Room

12'5" x 14'6"

Light and airy living room benefitting from double aspect windows. TV aerial point. Telephone point. Log burner set in feature surround. Open plan with dining room.

Dining Room

10'6" x 11'8"

Open plan with living room. Ample space for freestanding dining table and chairs. Door to lobby.

Kitchen

8'9" x 14'6"

Fitted with wall and base units with work surfaces over, integral 'Bosch' four ring induction hob with extractor hood over and integral 'Bosch' oven, resin sink unit and drainer with mixer tap over. Plumbing and space for a washing machine and dishwasher. Space for freestanding fridge/freezer. Part tiled walls. Door opening into the staircase, leading to the first floor landing.

Lobby

Under stairs storage. Door to bathroom.

Bathroom

10'6" x 7'11"

Fitted with four piece bathroom suite consisting of dual flush wc, hand wash basin, panelled bath tub with taps over and shower enclosure with mains fed shower over. Part tiled walls. Cupboard housing the wall mounted 'Viessmann' combination boiler.

Landing

Doors to:

Bedroom 1

12'5" x 14'6"

Spacious double bedroom benefitting from double aspect windows. Ample space for freestanding wardrobes.

Bedroom 2

10'6" x 11'6"

Spacious double bedroom with window to the side aspect.

Bedroom 3

10'6" x 8'0"

Double bedroom with window to the rear aspect. Loft access.

Bedroom 4

With window to the side aspect.

Garden

To the side of the property you will find a privately enclosed garden with timber fencing to the boundaries. A timber gate to the front of the property provides access to the garden and to the rear door leading into the kitchen. The garden is mostly laid to lawn and features an impressive decked seating area.

Driveway

Providing off-street parking.

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 B

Viewing arrangements

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

Making an offer

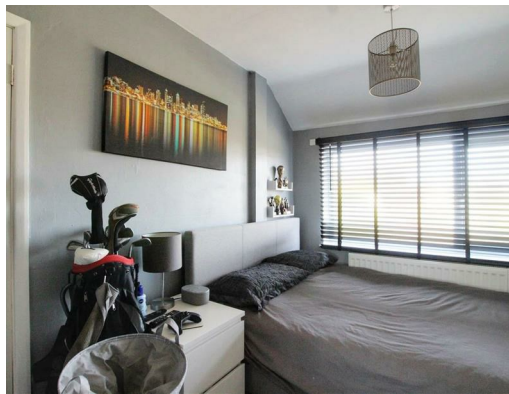
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

Opening hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

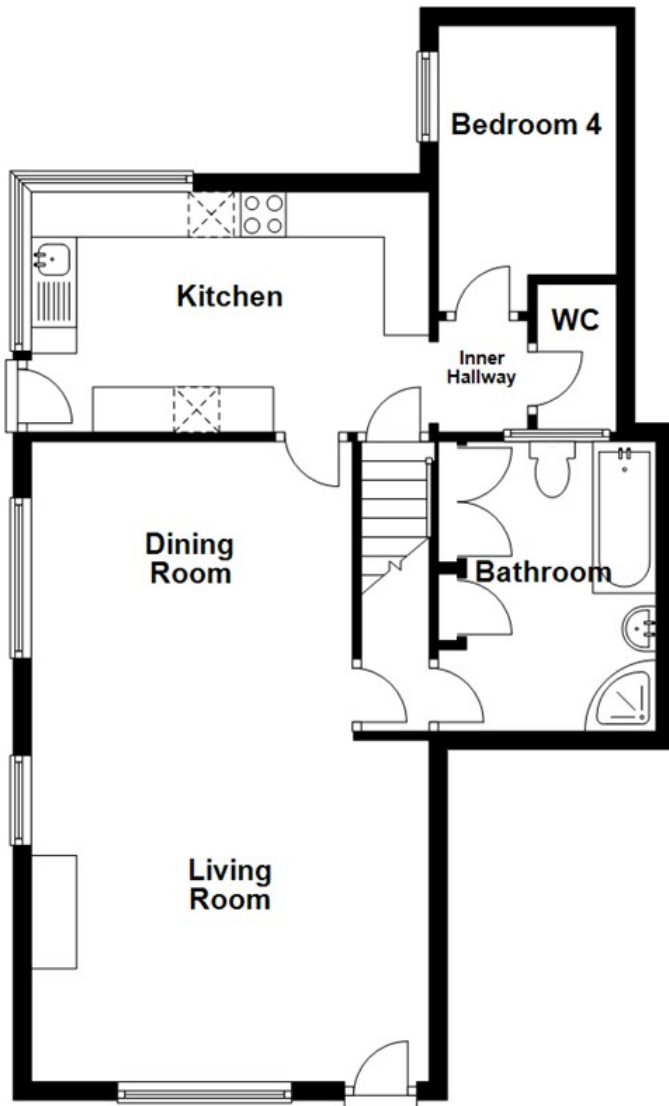
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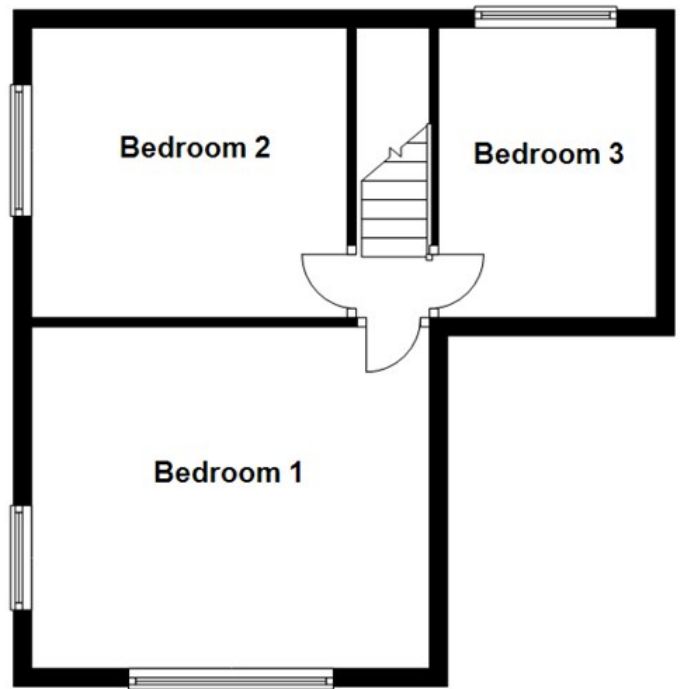




Ground Floor



First Floor



Directions

From our Alford Office take a left and head north towards the junction where you will see the Church ahead, take a left here and head along West Street, just after the Lloyds chemist on the right is a right hand turn into Commercial Road, turn into this road and 17A can be found at the bottom of the road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-60) D			52
(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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

