



# CHOICE PROPERTIES

*Estate Agents*

17A Commercial Road,  
Alford, LN13 9EY

Reduced To £255,000



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 has the benefit of Gas Central Heating and UPVC Double Glazing and 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.

### **Ground Floor Bedroom 4**

### **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](http://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.

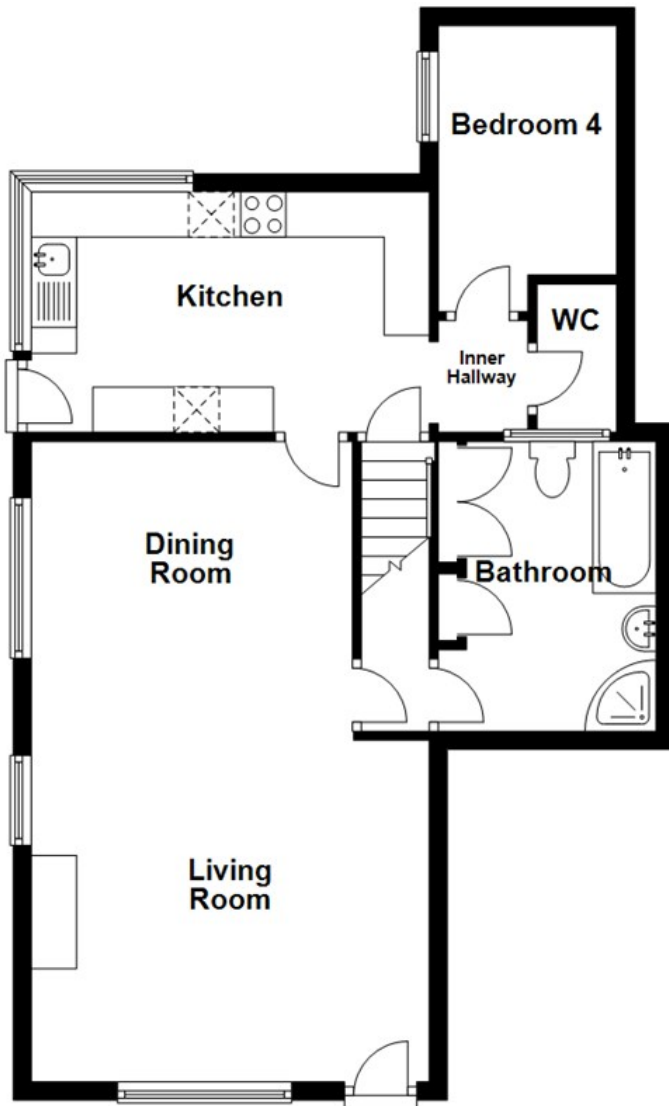
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



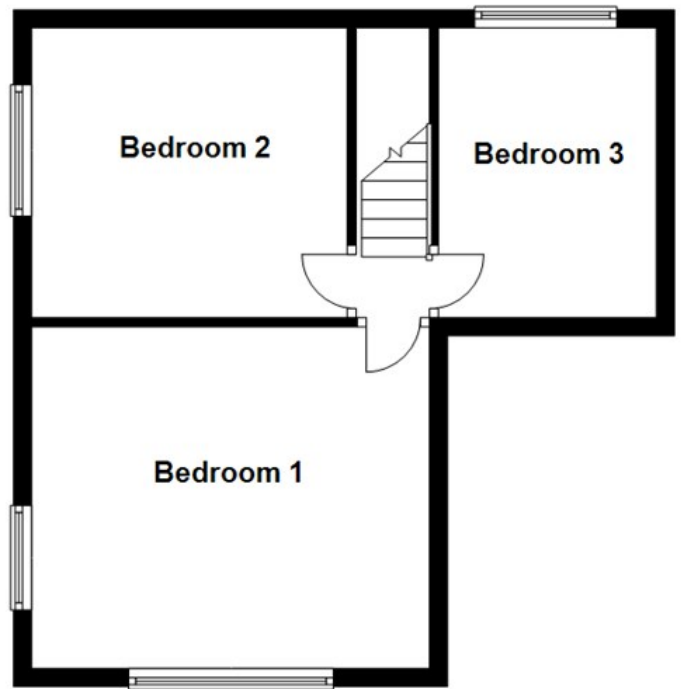




### Ground Floor



### 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

