



CHOICE PROPERTIES

Estate Agents

Great Heck Church Lane,
Alford, LN13 0NG

Asking Price £450,000



Choice Properties are delighted to present this well-maintained and generously sized four-bedroom detached residence, set on a substantial plot with attractive open field views to the rear. The modern and well-presented accommodation briefly comprises an entrance reception, fitted kitchen, separate dining room, comfortable lounge, and a ground-floor shower room. To the first floor, the landing provides access to four well-proportioned bedrooms and a family bathroom. Externally, the property continues to impress, offering a large rear garden, front garden, an in-and-out driveway providing ample parking, garage, and useful outbuildings. Situated in the sought-after village of Withern near Alford, the home enjoys a peaceful rural setting while remaining within easy reach of local amenities. Internal viewing is highly recommended to fully appreciate the space, setting, and quality on offer.

Set on a generous plot backing to open fields with accommodation comprising :

Entrance Reception / Utility

15'8 x 9'11

Double glazed window to front, obscure double glazed door to front, range of base units, inset sink with mixer tap and drainer, space for appliances, radiator, tiled floor.

Lobby

Double glazed window to front, radiator, tiled floor.

Shower Room

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, tiled shower cubicle, tiled floor, radiator.

Kitchen

15'7 x 11'8

Double glazed internal window to rear, range of eye level and base units, worktop space with built in one and half bowl sink with mixer tap and work top drainer, part tiled walls, tiled floor, open plan to dining room.

Pantry

Walk-in pantry with double glazed window to side, shelving, tiled floor.

Dining Room

10'11 x 10'5

Double glazed window to rear, radiator, open plan to kitchen.

Lounge

19'8 x 13'5

Double glazed windows to front and side, double glazed French doors to rear opening to garden, feature wood burner, two radiators.

Inner Hall

Double glazed window to rear, obscure double glazed door opening to garden, stairs to first floor landing, under stairs storage cupboard.

Landing

Double glazed window to front and rear, radiator, loft hatch with pull down ladder.

Bedroom One

16'6 x 11

Double glazed windows to front and rear, two radiators.

Bedroom Two

13'4 x 10'8

Double glazed window to rear, radiator.

Bedroom Three

13'4 x 8'11

Double glazed window to front, radiator.

Bedroom Four

10'3 x 8'7

Double glazed window to side and rear, radiator.

Bathroom

Obscure double glazed window to front, white suite comprising low level w.c, corner bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap, built in storage cupboard, heated towel rail, tiled walls.

Loft Space

Two Velux style windows, radiator, fully boarded, power points.

Garden

Large garden, mainly laid to lawn, trees, flowers and shrubs, outbuilding including outdoor w.c, patio area, outside tap, fenced surround, backing to open fields.

Driveway

In and out driveway providing off road parking space.

Garage

Power and light

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 E

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 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.

Opening Hours

Monday - Friday: 9am - 5pm

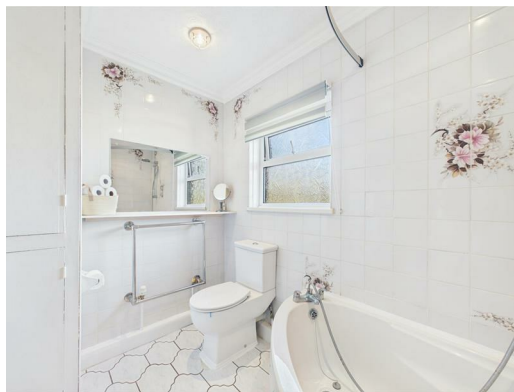
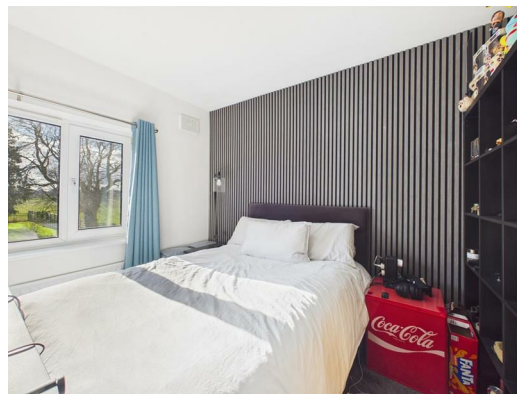
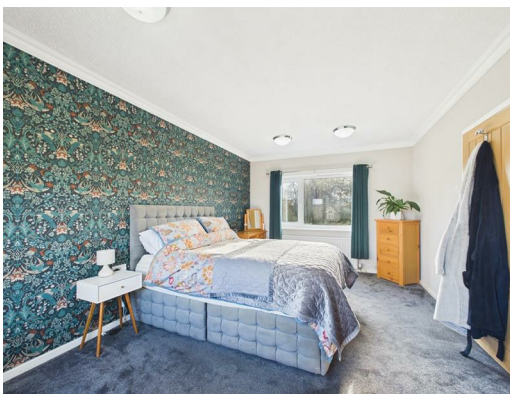
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties Alford - 01507 462277

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⁽¹⁾
1871 ft²
Reduced headroom
163 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.

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Directions

Enter Withern from Alford and Church Lane can be found on the right hand side.

