CHOICE PROPERTIES
Estate Agents

Oakley Cottage Church Lane, Alford, LN13 0HF

Asking Price £400,000

Built in 1899 by local wheelwright William Cawthorpe and sitting on a plot of 0.42(STS) acres Oakley Cottage is a spacious and well-presented four double bedroomed Victorian detached house, ideally situated within the popular village of Ulceby, Alford. Offering generous and versatile accommodation throughout, downstairs the property comprises entrance hall, comfortable lounge, separate dining room and a modern kitchen/breakfast room with useful walk-in pantry plus separate utility room with W.C. Heading upstairs the spacious landing leads to four well proportioned double bedrooms and a modern family shower room. Adjacent to the main house are a dedicated home office and workshop with light, electric, heating and sound proofing insulation providing excellent additional space for those working from home or pursuing hobbies. Outside, the property is surrounded by gardens totalling 0.42(STS) acres, with the rear garden enjoying a pleasant outlook over adjoining farmland, a large driveway provides ample off-road parking. The property has been completely renovated over the past few years including complete re-wiring and new gas central heating system in 2023. A spacious family home in a desirable village location, an internal viewing is highly recommended to fully appreciate the accommodation and setting on offer.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel: (01507) 462277 Email: alford@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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The Property Ombudsman
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Spacious property situated on a generous plot with accommodation comprising:

Entrance Hall
Double glazed windows to both sides, stairs to first floor landing, original solid wood Victorian front door.

Lounge
13'2 x 12'3
Double glazed bay window to front, double glazed window to side, feature wood burner, radiator.

Dining Room
13'11 x 12'10
Double glazed bay window to front, obscure double glazed window to side, tiled floor, radiator.

Kitchen / Breakfast Room
23'4 x 9'10
Two double glazed windows to rear, stable door to rear opening to garden, range of eye level and base units, Butler style sink with mixer tap and worktop drainer, space for Range style cooker, tiled splash back, solid wood worktops, tiled floor, radiator, feature multifuel solid fuel / wood burner.

Pantry
Walk-in pantry with shelving and light.

Utility Room / W.C
8'7 x 5'11
Stable door to rear opening to garden, obscure double glazed window to side, Butler style sink with mixer tap, space for appliances, low level W.C, part tiled walls, tiled floor.

Landing
Loft hatch, radiator, access to:

Bedroom One
13' x 13'
Double glazed window to front and side, radiator.

Bedroom Two
12'11x 12'10
Double glazed window to front and side, built in wardrobe, radiator.

Bedroom Three
12'11 x 10'
Double glazed window to rear, radiator.

Bedroom Four
10' x 8'9
Double glazed window to rear, radiator.

Shower Room
Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin, tiled shower cubicle, part tiled walls, tiled floor, heated towel rail.

Office
9'11 x 7'1
Double glazed window to front, double glazed door to rear, radiator, built in cupboard housing 'Viessmann' gas boiler.

Workshop
12'9 x 10'6
Double glazed window to front, double glazed door to rear, radiator.

Garden
Mainly laid to lawn, patio area, shed, greenhouse, raised beds, flowers, trees and shrubs, fruit trees, backing to farmlands, side access, fenced surround.

Driveway
Providing off road parking space.

Tenure
Freehold

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.

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 D

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

Viewing Arrangements
Please contact Choice Properties on 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.

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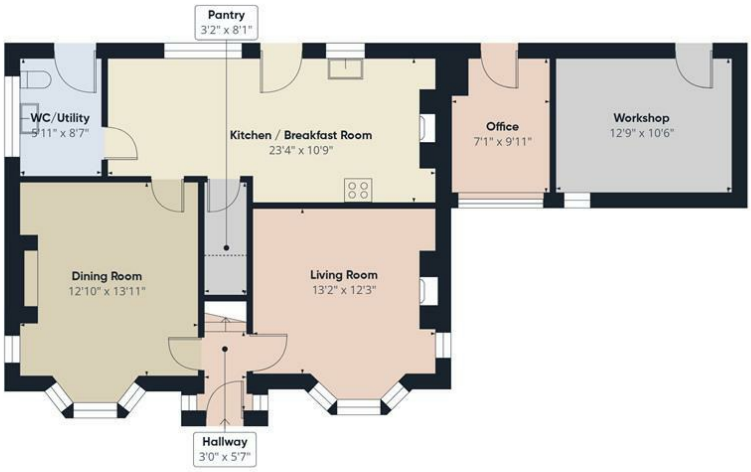

Floor 0

Floor 1

Approximate total area(1)

1526 ft²

Reduced headroom

8 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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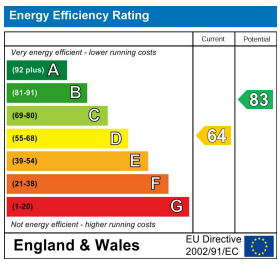
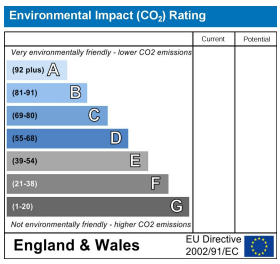
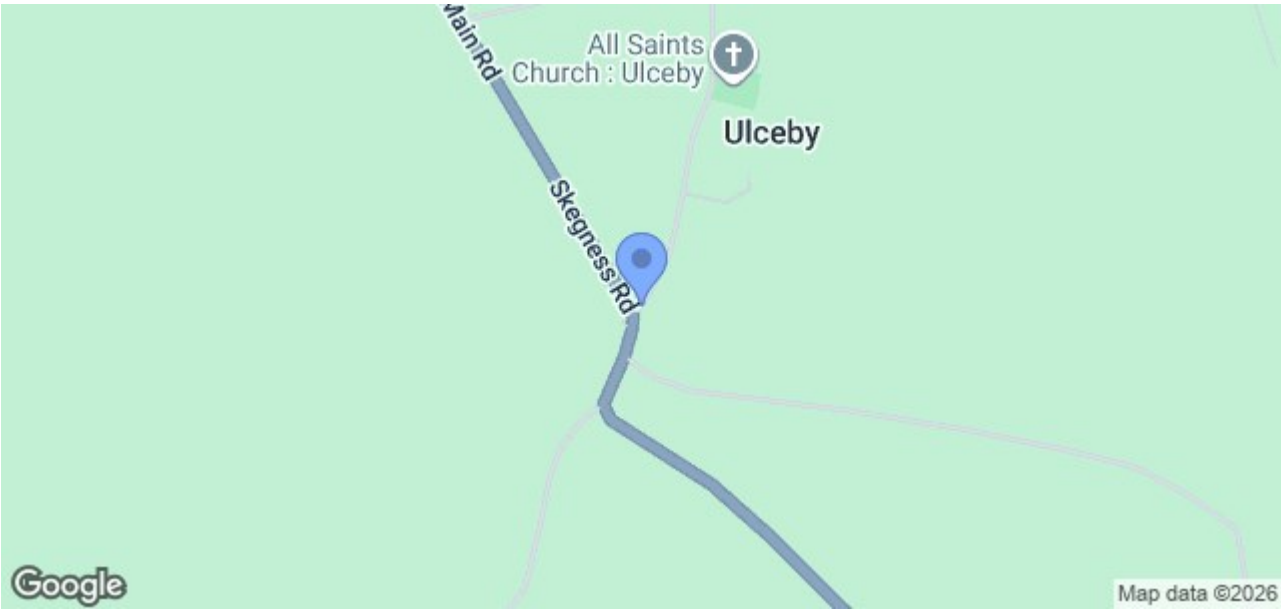
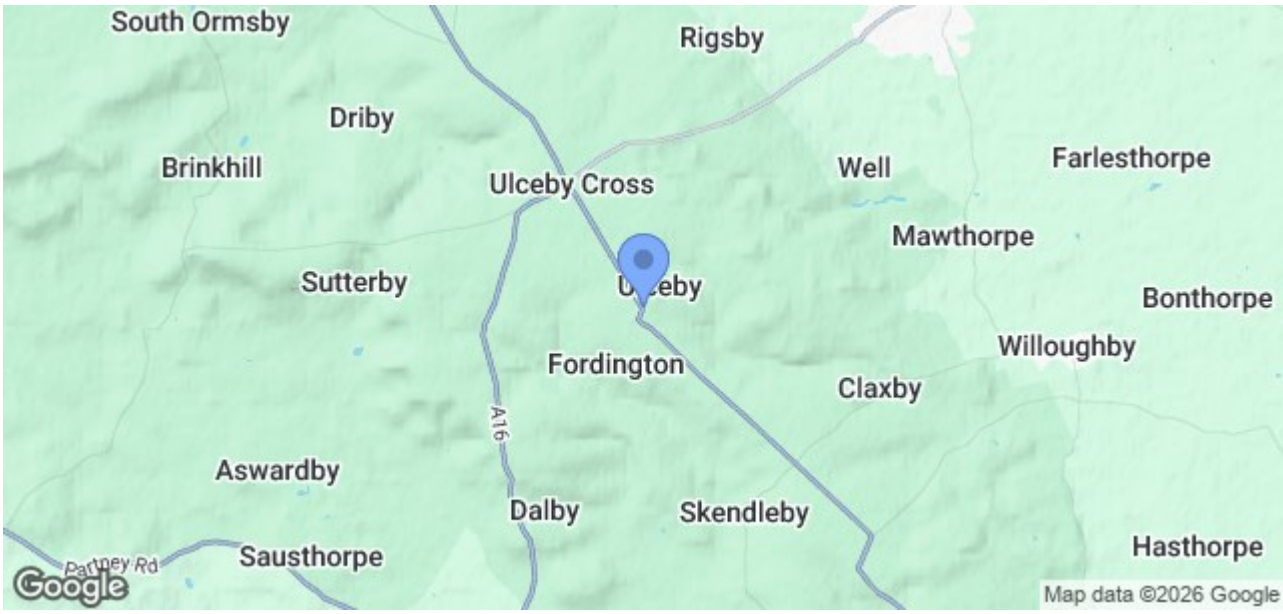
Directions

Please use postcode of LN13 0HF to locate the property