



CHOICE PROPERTIES

Estate Agents

Shenstone, 16 Station Road,
Alford, LN13 9HY

Price £550,000



A rare opportunity to own a substantial and characterful 1920s four-bedroom detached home, set on a generous sized plot measuring 0.72 acre with a potential building plot to the rear (planning permission previously approved but lapsed).

Shenstone offers elegant and versatile living space, including a spacious lounge, modern kitchen, utility room, walk-in pantry, and formal dining room.

Upstairs features four bedrooms, including a principal bedroom with en-suite, plus a well-appointed family bathroom. The home is finished to a high standard while retaining period charm.

Outside, the property truly excels with mature landscaped gardens, a private outdoor swimming pool, a large detached garage, and a spacious driveway offering ample off-road parking.

A perfect blend of space, style, and lifestyle — viewings are highly recommended.

The property has the added benefit of 'Everest' UPVC Double Glazing and Gas Central Heating. The most spacious and well laid out internal accommodation consists of:-

Solid oak front entrance door to:

Reception Hall

12'5" x 10'8"

Tall column radiator. Staircase to the first floor landing. Understairs storage cupboard with electric consumer unit. Nest thermostat and programmer. Feature panelling.

Lounge

17'0" x 21'2"

Feature bay window. Wood burner set in tiled surround with Oak mantel. Picture rail. Feature panelling. 3 column radiators. Fitted bookshelves with storage.

Dining Room

11'11" x 11'11"

Column radiator. Fitted storage cupboard.

Kitchen

16'2" x 12'2"

Fitted wall and base units with slide and hide doors to the central shelving and drawer space. 1.5 bowl sink unit and drainer with mixer taps. Integrated AEG appliances including induction hob, two ovens and a Sous Vide drawer. Feature filter hood with inset lighting. Plumbing for dishwasher and fridge. Feature under counter lighting. Double doors leading out to the rear patio and garden. Column radiator.

Pantry

10'7" x 5'11"

Fitted shelving and storage cupboards. Original tiled cold shelf.

Rear Lobby

9'0" x 3'7"

Door leading out to the rear patio and garden. Coat hooks. Shoe cabinet.

Utility Room

5'8" x 4'8"

Gas boiler which supplies the central heating and hot water. Plumbing for washing machine.

WC

5'8" x 3'3"

With w.c. and wash hand basin. Column radiator.

Plant/Changing Room

10'7" x 6'5"

Accessed externally is the changing room which also houses the sand filter, water pump and heat exchanger for the swimming pool. (the heat exchanger works via the central heating system)

Landing

10'2" x 14'2"

Tall column radiator. Airing cupboard housing the modern pressurised hot water cylinder with additional immersion heater. Loft access with original weighted timber pull down ladder to the partially boarded loft area.

Master Bedroom

10'10" x 21'2"

Feature bay. Feature panelled walls. Dressing room area with a range of fitted wardrobes including rails and drawers. Door to:

En-suite Shower Room

5'9" x 8'2"

Large shower area with twin head mixer shower, large wash hand basin set in vanity unit with drawers and w.c. Fully tiled walls. Heated towel rail. Extractor fan.

Bedroom 2

16'2" x 12'2"

Large double bedroom. Column radiator. Windows to front and rear.

Bedroom 3

10'7" x 13'0"

Double bedroom. Column radiator.

Study/Bedroom 4

13'5" x 10'2"

Column radiator.

Bathroom

7'4" x 9'0"

Recently fitted 'Burlington' suite which consists of a roll top bath with shower screen and 'Belgravia' mixer shower taps, large washstand basin and mid level w.c. Column radiator.

Driveway

Spacious driveway with ample parking for several vehicles. Feature original Millstones set into the drive. Additional parking space to the side of the garage.

Garage

21'0" x 12'10"

Large single garage with space to accommodate a large 4x4. Electric remote operated garage door. Personal door to the rear. Power and lighting.

Gardens

To the front of the property is a lawned garden with feature planting and trees. Large pond to the front with waterfall feature. Gated access through to the rear garden.

To the rear is a paved patio area and steps down to the lawned garden with feature flower beds and a variety of trees including pear, plum and apple trees.

The gardens measure 0.72 acre and have the potential for a building plot to the rear (previous planning permission approved but lapsed)

SWIMMING POOL

Large in ground swimming pool with inset lighting.

Tenure

Freehold

Council Tax

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.

Viewing Arrangements

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

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

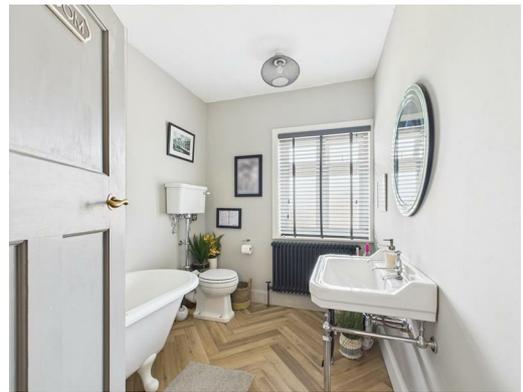
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

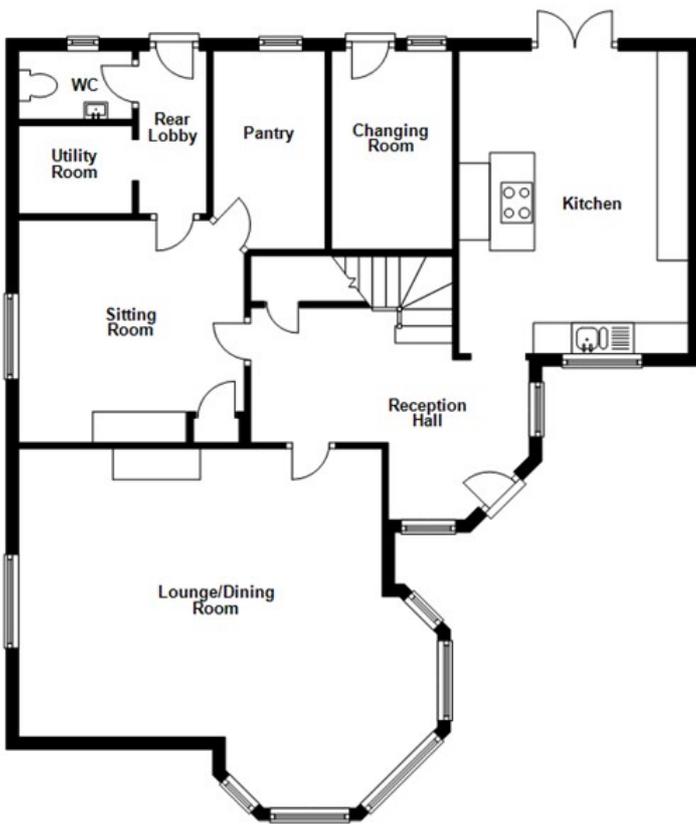
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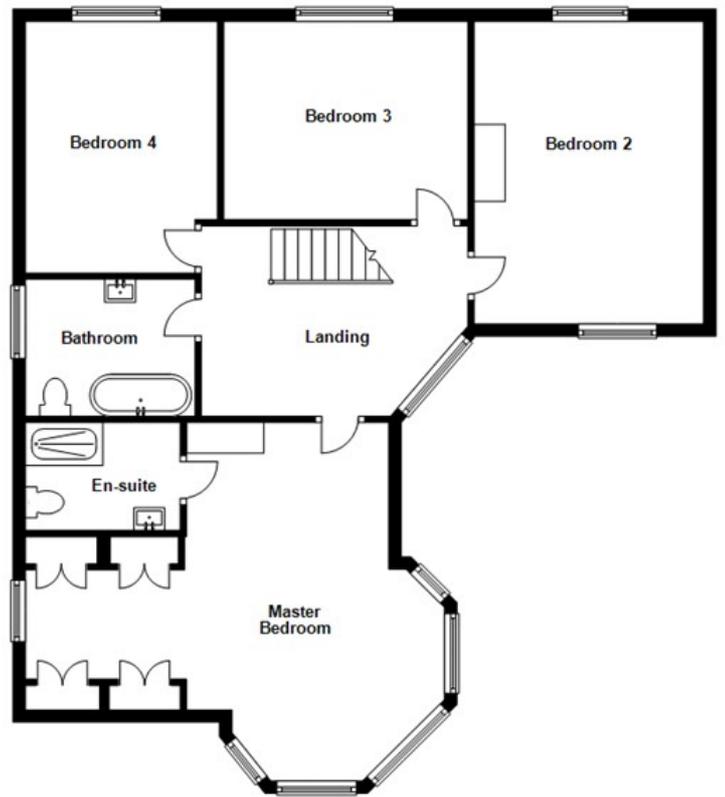




Ground Floor



First Floor



Total area: approx. 197.1 sq. metres (2121.7 sq. feet)

Directions

From the centre of Alford head west from the church onto Station Road and 'Shenstone' number 16 can be found on your left hand side shortly before you leave the town.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
	EU Directive 2002/91/EC		

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