



CHOICE PROPERTIES

Estate Agents

The Willows Main Road,
Alford, LN13 0LD

Price £350,000



Choice Properties are delighted to present this spacious three-bedroom detached family home, complete with an excellent range of outbuildings, situated in the highly sought-after village of Withern, near Alford. Occupying a generous plot, the property enjoys breathtaking far-reaching countryside views across open farmland towards the picturesque Lincolnshire Wolds. Offering well-proportioned and versatile accommodation throughout, the property comprises an entrance/utility room, a spacious kitchen/dining room, comfortable lounge, conservatory, first-floor landing, three generously sized bedrooms, and a family bathroom. Externally, the property benefits from an impressive selection of outbuildings, including a garage/workshop, storage buildings, and a substantial hardstanding area, making it ideal for those requiring space for hobbies, a home business, or vehicle storage. The gardens wrap around the property, while the large driveway provides ample off-road parking for multiple vehicles. Properties offering this combination of space, countryside views, and extensive outbuildings are rarely available. Early internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Spacious accommodation comprising :

Entrance / Utility

10'6x 7'

Double glazed windows to sides, double glazed door, space for appliances, boiler, tiled floor.

Kitchen / Dining Room

17'6 x 13'10

Double glazed window to rear and side, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in fridge, built in freezer, part tiled walls, breakfast bar, radiator.

Lounge

19' x 14'

Double glazed window to side, double glazed door to side opening to conservatory, feature fireplace, two radiators.

Conservatory

15'6 x 9'5

Double glazed conservatory with double glazed French doors to side opening to garden, radiator.

Landing

Two double glazed windows.

Bedroom One

14' x 7'5

Double glazed window to side, radiator.

Bedroom Two

10'7 x 9'2

Double glazed window to front, radiator. Built in wardrobes

Bedroom Three

9'7 x 9'6

Double glazed window to front, built in storage cupboard, radiator.

Bathroom

Obscure double glazed window, white suite comprising low level W.C, pedestal wash hand basin, panelled bath, tiled shower cubicle, part tiled walls, radiator.

Garden

Surrounding the property, far reaching views over farmlands and towards the Lincolnshire wolds, mainly laid to lawn, flowers, trees and shrubs.

Outbuildings

Various outbuildings including garage / workshop, stores, greenhouses and hardstanding.

Driveway

Large driveway providing ample off road parking space.

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 C

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 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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
2291 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.

GIRAFFE360

Directions

Please use postcode of LN13 0LD to locate the property. what3words : opposites.relife.arch

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

