CHOICE PROPERTIES
Estate Agents

51 South Street, Alford, LN13 9AN

Price £299,950

Choice Properties are delighted to offer you a unique opportunity to purchase this most individual and charming period home. Occupying a pleasant position in the historic market town of Alford and standing at the foot of the rolling Lincolnshire Wolds (an area of outstanding natural beauty) this attractive home sits in good sized gardens with a sweeping drive, providing ample space for many vehicles. This super property is ideally placed for all local amenities and we highly recommend viewing this home at your earliest convenience.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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This superb period home benefits from many original features which include high ceilings, picture rails and dolly light switches. With the benefit of UPVC Double Glazing and Gas Central Heating the well laid out internal accommodation consists of :-

Entrance Hall
15'1 x 5'10
Front Entrance Door. Staircase to Landing. Radiator. Power Points. Understairs storage.

Reception Room
15'0 x 10'3
Attractive open feature fireplace with slate surround. Dimmer light switch. Radiator. Power points. TV aerial point. Picture rail.

Study
14'9 x 7'3
Fireplace which can be uncapped and used. TV aerial point. Radiator. Power points.

Kitchen/Diner
9'9 x 22'6
Fitted with a range of wall and base units with new work surfaces over, butler sink with mixer tap, cooker point with extractor over. Part tiled walls and tiled flooring. Composite side entrance door. Space for dining table.

Utility
15'5 x 3'2
Wall and base units with work surfaces over. Power points. Underfloor heating. Space for fridge/freezer and plumbing for automatic washing machine. Extractor fan. Part tilled.

Downstairs Shower Room
7'3 x 4'0
With walk in shower. Low level flush W.C. Pedestal wash hand basin. Heated towel radiator. Manrose extractor fan.

Living Room/Annex Room
15'9 x 17'7
Underfloor heating. Power points. Surround Sound. Dimmer switch lighting. 2 Patio doors leading to rear garden and patio courtyard. TV aerial point.

First Floor Landing

Bedroom 1
15'6 x 10'4
High ceiling. Radiator. Power points,

Bedroom 2
15'5 x 10'3
High ceiling. Radiator. Power points. Telephone point. Access to loft space.

Bathroom
9'11 x 11'7
With free standing roll top bath with claw feet. Wash hand basin set in vanity unit. Large walk in shower cubicle. Low level flush W.C. Airing cupboard housing Gas Boiler and hot water cylinder which supplies hot water and central heating. Dado rail. Radiator.

Driveway
A large sweeping driveway leads up to the front of the property and continues through the double opening gates to the side providing plenty of space for many vehicles.

Garden
To the front of the property the garden has been gravelled for ease of maintenance and feature a walled ornamental garden and attractive well established shrubs. To the rear the private enclosed garden benefits from a sheltered walled patio area and a well tended lawn with pretty flower beds and a further block paved patio area, ideal for enjoying the summer sunshine. In the garden stands a good sized workshed which is to be included in the sale.

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

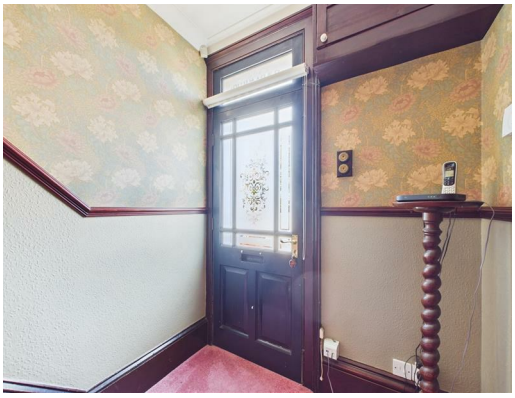
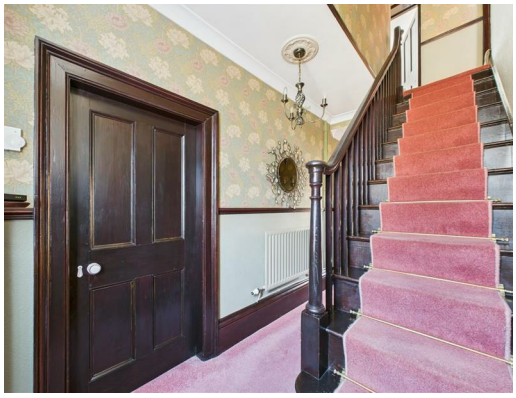
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

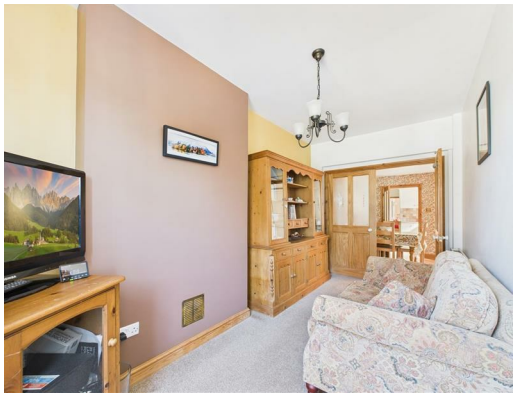
Viewing Arrangements
By appointment through Choice Properties on 01507 462277.

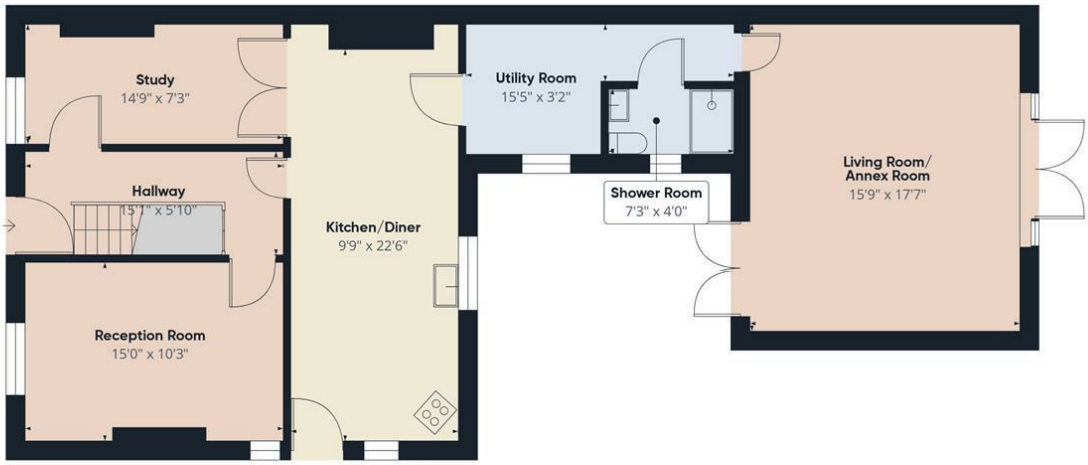
Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.

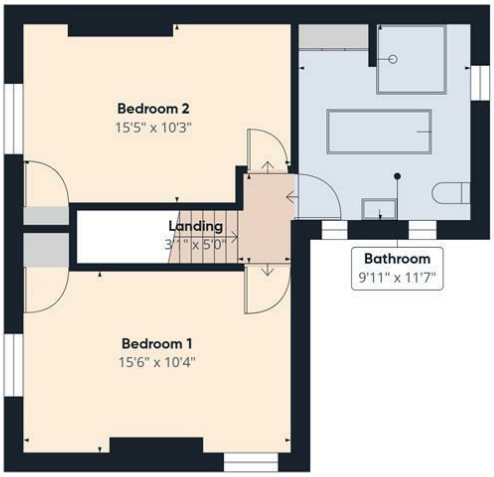
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Approximate total area(1)

1420 ft^2

(1) Excluding balconies and terraces

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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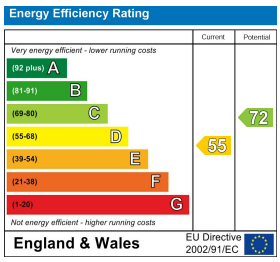
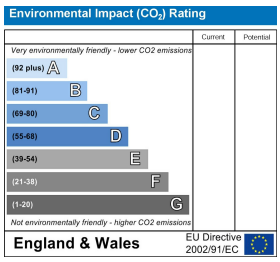
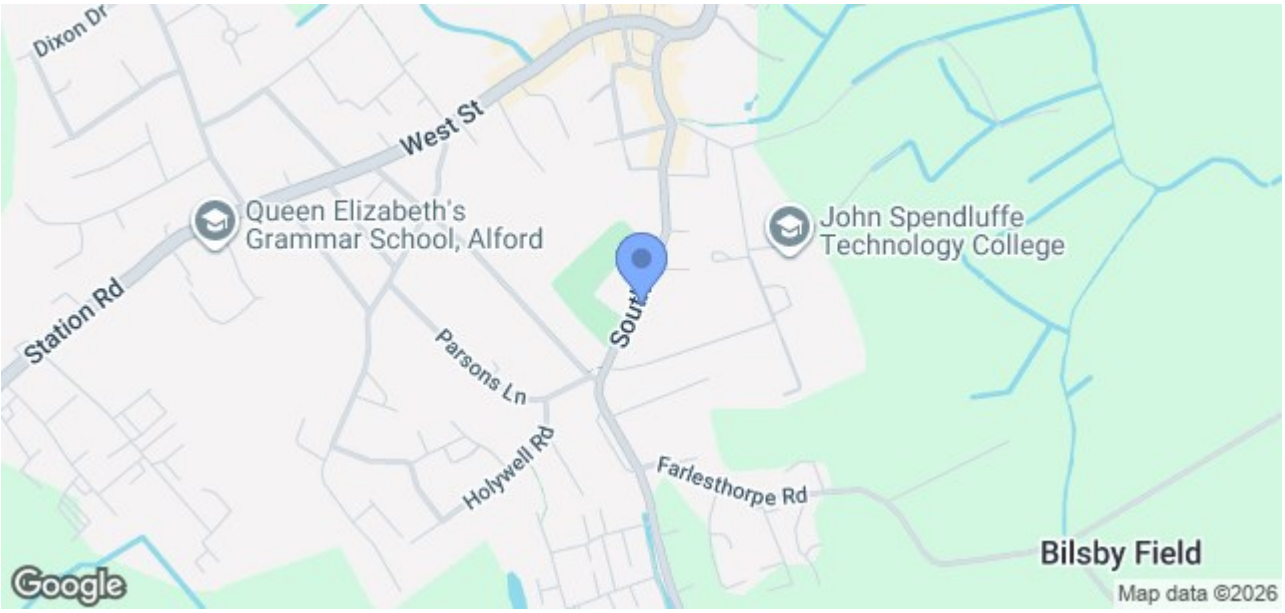
Directions

From our Alford office head South along South Street and number 51 can be found a little way down on your left hand side.