CHOICE PROPERTIES
Estate Agents

The Grey House Main Road, Strubby, Alford, LN13 0EN

Reduced To £300,000

It is a pleasure for Choice Properties to bring to the market this charming three bedroom detached house, located in a sought after rural position in the village of Strubby. Benefitting from extensive grounds measuring 0.51 acre (sts) and providing ample parking space, early viewing is certainly advised!

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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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Benefitting from electric wall mounted heaters throughout and uPVC double glazing, this charming accommodation comprises:

Entrance Hall
20'5" x 7'11"
uPVC entrance door and double uPVC patio doors. Telephone point. Staircase leading to the first floor landing.

Reception Room
12'0" x 15'10"
Light and airy living room. Triple aspect windows. TV aerial point. Wall mounted electric heater.

Dining Room
12'1" x 16'5"
Wall mounted electric heater. Dual aspect windows.

Kitchen
11'5" x 7'6"
Fitted with a range of wall and base units with work surfaces over, ceramic sink unit and drainer with mixer tap, integral four ring induction hob with extractor over, integral oven, integral 'Lamona' washing machine and dishwasher. Spot lighting. Space for freestanding fridge/freezer.

Landing
2'10" x 17'9"
Doors to:

Bedroom 1
12'1" x 11'6"
Spacious double bedroom. Wall mounted electric heater. Triple aspect windows.

Bedroom 2
12'1" x 9'8"
Spacious double bedroom. Triple aspect windows. Wall mounted electric heater.

Bedroom 3
8'10" x 6'3"
Currently set out as dressing room. Loft access. Wall mounted electric heater.

Bathroom
8'10" x 8'6"
Fitted with three piece suite comprising panelled bath tub with electric shower over, hand wash basin and wc. Wall mounted towel rail. Airing cupboard.

Driveway
Providing off road parking for multiple vehicles.

Garage/Outbuilding
The property further benefits from a large garage/workshop which has been split conveniently into 3 sections providing a garage and two outbuildings. Each outbuilding has a pedestrian access door while the garage benefits from an up and over garage door.

Garden
This impressive property further benefits from extensive outdoor space measuring 0.51 acres (sts) with a greenhouse and timber summerhouse. The boundaries are defined by timber fencing and hedges and the ground is laid mostly to lawn with the addition of a small area laid to concrete providing extra parking or a hard standing base for any future sheds etc.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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.

Viewing Arrangements
By appointment through Choice Properties on

Opening Hours
Monday till Friday : 9am til 5pm
Saturday : 9am till 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.

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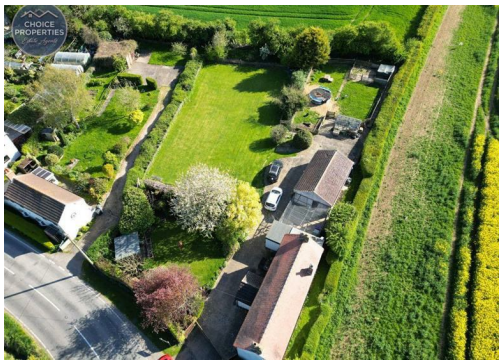
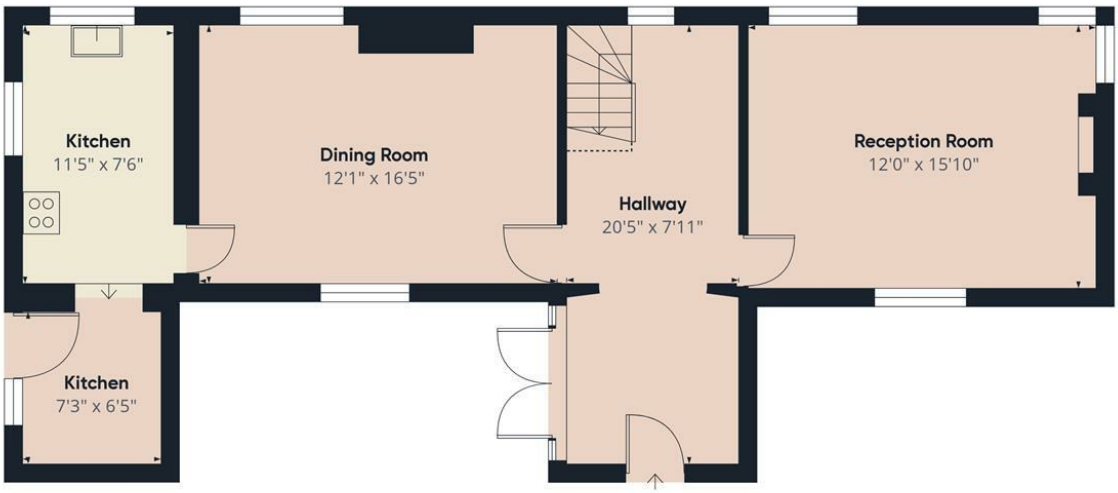
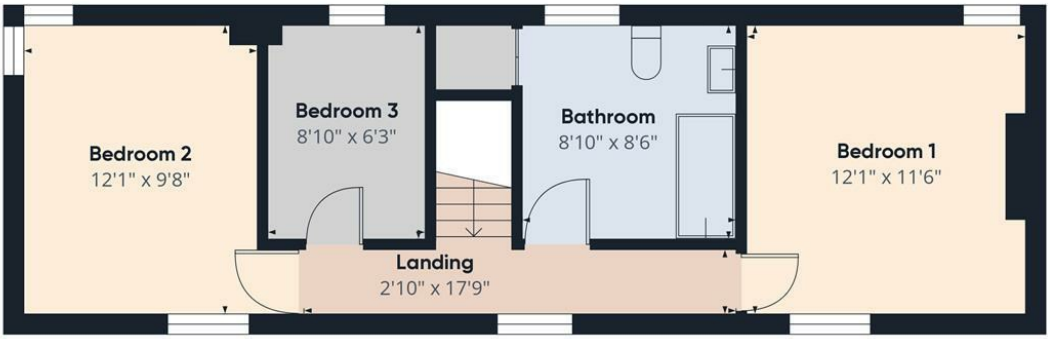




Floor 0



Floor 1

Approximate total area(1)

1150.67 ft²

Reduced headroom

8.3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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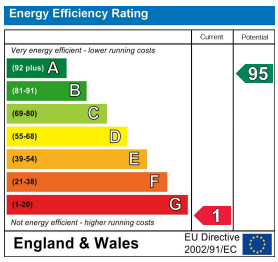
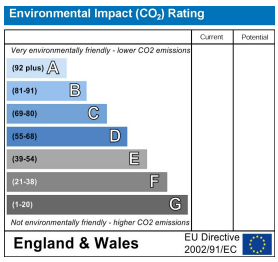
Directions

Please use postcode LN13 0LN for directions to this property.