



# CHOICE PROPERTIES

## *Estate Agents*

Shirdack High Bridge Road,  
Alvingham, Louth, LN11 0QE **Reduced To £469,500**



Choice Properties are delighted to bring to market this superb three bedroom detached residence situated in a quiet rural location on the edge of the sought after countryside village of Alvingham. The property is placed in a peaceful and serene position with extensive panoramic views in all directions. The beautifully presented home, built in 1953, stands in grounds of approximately 0.27 acres and features a modern interior which is comprised of four reception rooms, three bedrooms, a contemporary kitchen, an office, a man cave, and utility rooms. To the exterior, the property boasts a wrap around garden with mature plants and trees, a large gravelled driveway with space for multiple vehicles, and a reduced sized garage. Available on the market for only the second time in the property's history, Early Viewing Is Highly Advised.

With the additional benefit of a fully compliant bio sewage treatment plant, oil fired central heating, and mains water, the immaculately presented internal living accommodation comprises:-

#### **Entrance Hall**

5'8 x 5'2

Open entrance hall with double opening French entrance doors. Radiator. Double opening doors to hallway.

#### **Hallway**

11'11 x 6'3

Staircase leading to first floor landing. Radiator. Power points. Thermostat.

#### **Living Room**

14'9 x 11'10

Fitted with an impressive open fireplace with quartz heath and tiled surround. Opening to sitting area. Double opening doors to sun room. Radiator. Power points. Tv aerial point.

#### **Sitting Room**

5'8 x 11'11

With three large uPVC windows overlooking the front garden. Radiator. Power points. Spot lighting.

#### **Sun Room**

12'10 x 15'2

With large uPVC windows to front, side, and rear aspect. Radiators. Power points. Spot lighting. Loft hatch. French doors leading to rear garden.

#### **Dining Area**

11'9 x 12'9

Fitted with a multi fuel burner set in fireplace with quartz hearth and hardwood mantel. Large uPVC window to front aspect. Radiator. Power points. Two openings leading to the kitchen.

#### **Kitchen**

15'10 x 12'9

Fitted with a range of wall, base, and drawer units with work surfaces over. One and a half bowl sink with mixer tap and drainer. Integral 'NEFF' oven. Four ring 'NEFF' induction hob with splashback and pull out extractor hood over. Island unit with granite worksurfaces fitted with base units and space for an under counter fridge under. Part tiled walls. Spot lighting. Consumer unit. Radiator. Internal door to rear hallway. Internal doorway to utility room. Loft hatch. Power points. Two uPVC windows to rear aspect. Understairs storage cupboard.

#### **Utility Room**

5'8 x 17'1

Fitted with grand dual aspect uPVC windows. Fitted base units with work surfaces over. Spot lighting. Access to loft space via loft hatch. External uPVC door leading to rear garden.

#### **Rear Hallway**

8'8 x 3'2

uPVC entrance door. External uPVC door leading to rear garden. Internal door to utility space and wc.

#### **WC**

2'10 x 4'11

Fitted with a low level wc. Radiator. Frosted window to front aspect.

#### **Utility Space**

5'6 x 4'11

Fitted with work surfaces. Space for dryer and under counter fridge freezer. Radiator. Internal door to man cave.

#### **Man Cave**

14'9 x 9'0

Internal door to garage space. Internal door to office. External uPVC door leading to side garden. Radiator. Power points.

#### **Office**

7'11 x 8'11

Fitted with work surfaces. uPVC window to rear aspect. Power points. Access to loft space via loft hatch.

#### **Boiler Room**

6'10 x 5'5

Fitted with an oil fired boiler. External uPVC door leading to rear garden. Power points.

#### **Landing**

9'3 x 13'4

Galleried landing with internal doors to all first floor rooms. Access to loft via loft hatch. Radiator. uPVC window to rear aspect over looking nearby fields.

#### **Bedroom 1**

14'11 x 10'9

Double bedroom with large dual aspect uPVC windows providing panoramic views. Radiator. Power points. Tv aerial point.

## **Bedroom 2**

11'8 x 10'5

Double bedroom with dual aspect uPVC window with large window to front aspect with extensive countryside views. Radiator. Power points. Tv aerial point.

## **Bedroom 3**

8'6 x 8'10

Large single bedroom with uPVC window to front aspect. Radiator. Power points. Airing cupboard housing the hot water tank and fitted shelving.

## **Bathroom**

8'9 x 5'10

Fully tiled wet room fitted with a three piece suite comprising of a walk in shower with traditional shower attachment, a wash hand basin set over vanity unit, and a back to wall wc. Tiled flooring. Two frosted. uPVC windows to side aspect. Spot lighting. Extractor.

## **Garage**

6'8 x 8'10

Shortened garage fitted with an electric roller garage door, power, and lighting. Fitted storage space. Access to loft space via loft hatches.

## **Gardens**

Situated on a plot of approximately 0.27 acres, the property benefits from beautifully presented gardens that wrap around the residence. The garden is lined with hedges to the perimeter and features a variety of mature plants trees, and shrubs which bring life and colour to the garden space. The rear garden also benefits from a couple of patio areas which provides the perfect space for outdoor seating or alfresco dining. The most striking part of the garden though are the superb 360 degree uninterrupted views you get of the countryside over looking nearby fields.

## **Driveway**

Gravelled driveway providing off the road parking space for multiple vehicles.

## **Services**

Central Heating - Oil fired (boiler located in boiler room)

Sewerage - Fully compliant bio sewage treatment plant

Water - Mains (although access to the previously used borehole is available)

Electric - Mains

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

## **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

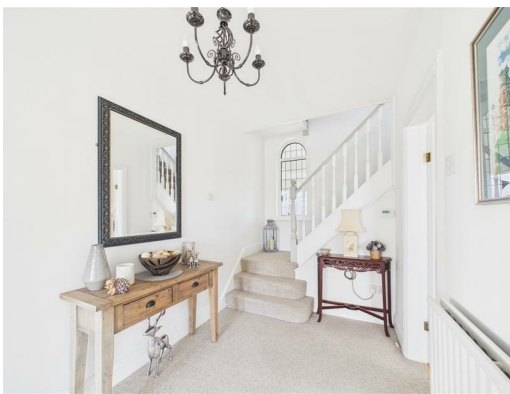
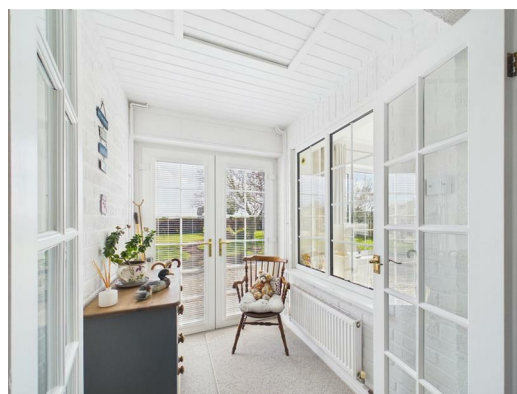
## **Making An Offer**

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.

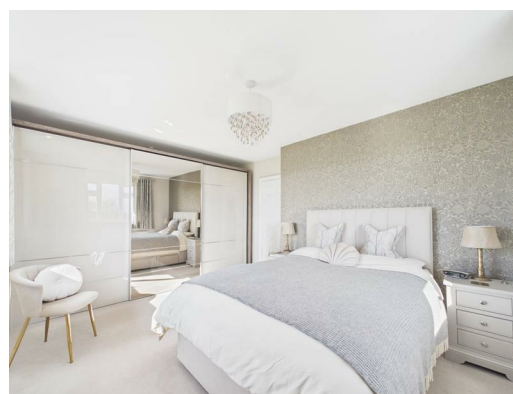
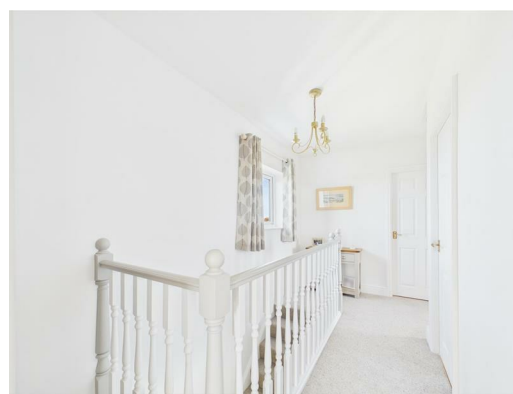
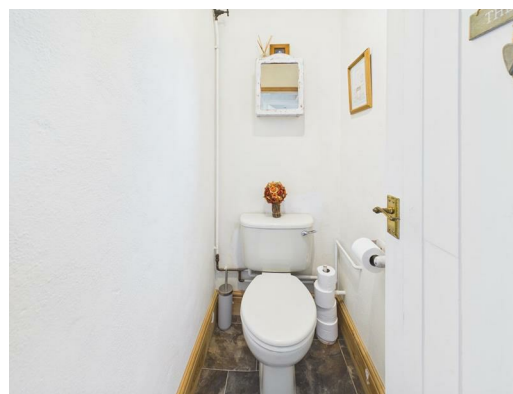
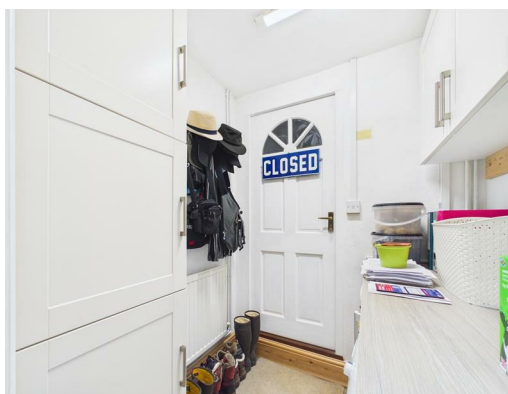
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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. 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.

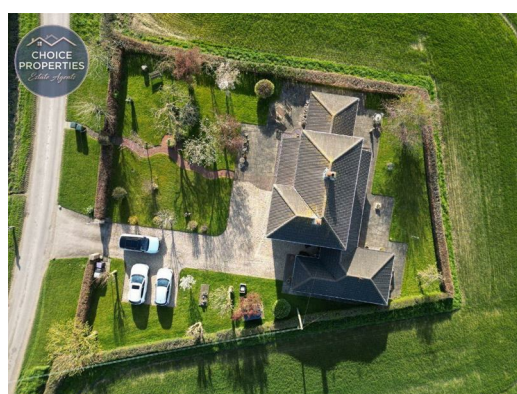
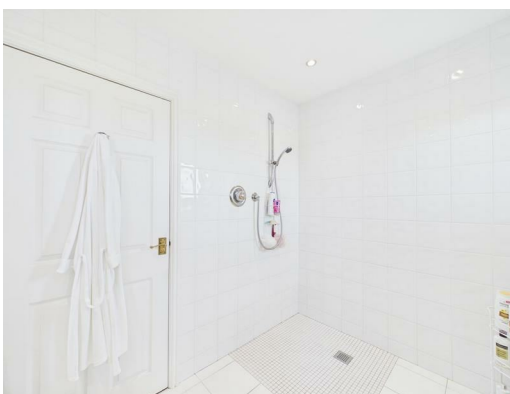
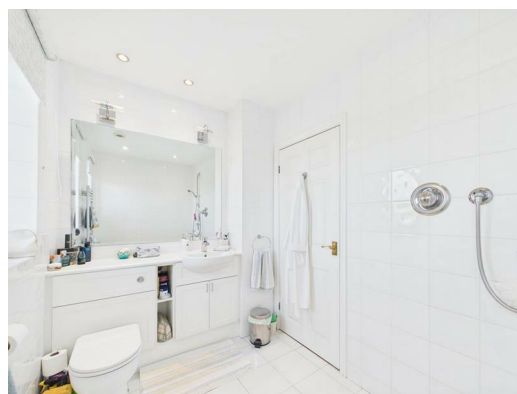


















Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1910 ft<sup>2</sup>

(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

Exit Louth via Keddington Road and continue on this road for 4.5km (or alternatively exit Louth via Eastfield Road, turn left onto Ticklepenny lock and then right onto Alvingham Road and continue) into the village of Alvingham then turn left onto Church Lane. Continue for a further 150m then turn left onto Highbridge Road. Continue on this road for one mile and the property can be found on your left hand side.

| Energy Efficiency 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 |           |

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

