



**OXFORD**  
FAMILY ESTATES



## 17A Commercial Road, LN13 9EY

**£220,000**

- 3/4 Bedrooms
- Modern fitted Kitchen & bathroom
- Option of Office / 4th bedroom
- Log Burner
- Decked seating area
- Off Road Parking
- Separate WC
- Open plan Lounge / Diner
- Sunny Rear Garden
- Lines Open 8am-8pm(7 Days a Week)

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 1**

**Property Type:** Detached House



**Council Tax Band: B**

**Tenure: Freehold**

Oxford Family Estates are pleased to bring onto the market this delightful Detached house having 3/4 bedrooms. This property offers versatile living, having the option for a 4th bedroom or office space for those working from home. With an open plan lounge diner, modern finished kitchen & bathroom, 3 double bedrooms and parking for up to 3 vehicles at the front, all a short walk to the centre of the market town of Alford. Viewing is highly recommended to appreciate the size and quality inside.

**Lounge /Diner** 4.41m x 7.18m (14'5" x 23'6")

Enter the property through the Upvc wood effect door that leads into the lounge area, Centred around the multi fuel log burner set in the tiled fireplace. Opens through to the dining area with dual aspect Upvc double glazed windows. Modernly finished with feature panelled wall, wood effect laminate flooring and solid oak mantle piece.

**Downstairs WC** (0.90m x 1.69m)

Useful downstairs 2nd toilet, with some shallow additional storage cupboards fitted.

**Kitchen** 4.52m x 2.68m (14'92 x 8'9")

Fitted with an ample range of wall and base units in a buttercream with dark wood effect worktops and under counter lighting. Grey tiled splash backs, with Composite sink under dual aspect Upvc double glazed windows in the corner. Integrated Bosch induction hob and electric oven under extractor hood. Space and plumbing for washing machine, tumble dryer and tower fridge freezer.



**Bathroom** 2.41m x 3.18m (7'10" x 10'5")

4 piece spacious bathroom including corner shower enclosure with thermostatic mixer shower, panelled bath, pedestal sink and low level toilet. Fitted cupboards provide ample storage space.



**Downstairs bedroom 4 / office.** 2.03m max x 3.18m max. (6'7" x 10'5")

Currently laid out with bunk beds and wardrobe but could easily be used as an office or craft room. Versatile space to be used to requirement. Upvc double glazed window to the side elevation.

**Bedroom 1** 4.42m x 3.81m (14'6" x 12'6")

Spacious double bedroom currently laid out with king size bed, double wardrobes and double drawers. Recess into the chimney breast creates a nice space for dresser. Radiator and dual aspect Upvc double glazed window to the front and side elevations.



**Bedroom 2** 3.52m x 3.20m (11'6" x 10'5")

Good size double bedroom with radiator under Upvc double glazed window to the side elevation.

**Bedroom 3** 2.41m x 3.21m (7'10" x 10'5")

Currently laid out with a double bed, wardrobe and drawers, with Upvc double glazed window to the rear elevation. Loft access.

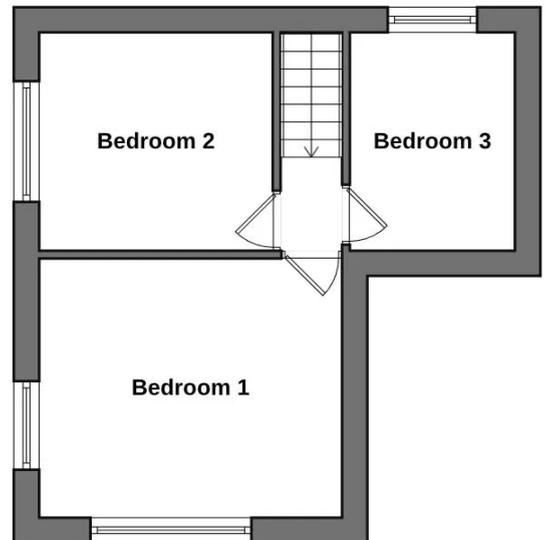
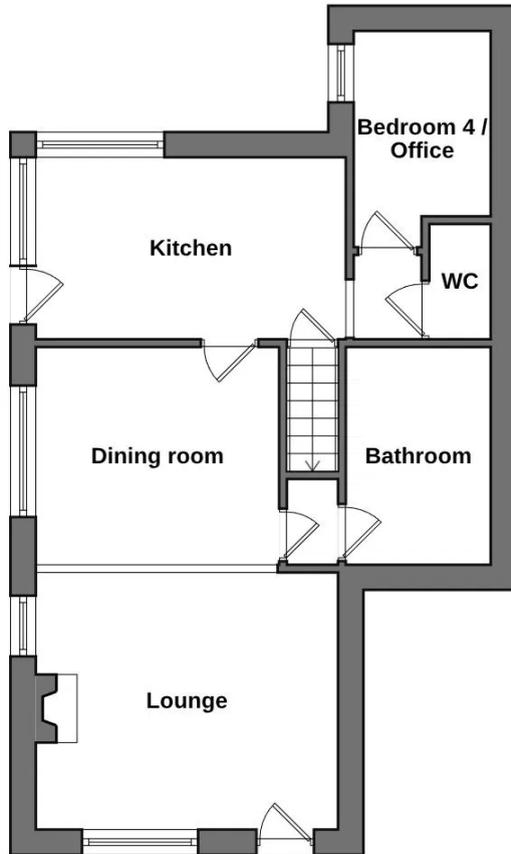
**Outside**

The front is laid to hard standing for multiple cars. Gated access to the garden to the side of the property. The garden is laid to lawn with manicured borders and patio seating area to enjoy eating outside with family and friends. Storage shed to the rear.

**Alford**

Alford is a little bustling historic market town on the edge of the Lincolnshire Wolds yet only 7 miles from the east coast. Alford is full of historic interests with its old 5 sail windmill, a 17th century Manor House, a 14th century church and the old corn exchange which hosts several events. There is a weekly market and several shops, cafes and pubs. There is a primary school, a technology college, a grammar school, doctors and a dentist.





The floorplan is for layout purposes only and should not be used for structural purposes.

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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient – lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | 84        |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   | 52                      |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient – higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

