CHOICE PROPERTIES
Estate Agents

Fieldside House, Main Street, Alford, LN13 0NW

Asking Price £495,000

FOUR BEDROOM DETACHED HOME | APPROX. 0.40 ACRE PLOT (STS) | RECENTLY MODERNISED | WRAPAROUND GARDENS | LARGE OUTBUILDING | OPTIONAL 1.3 ACRE PADDOCK

Choice Properties are delighted to offer this impressive four bedroom detached family home, occupying a generous plot of approximately 0.40 acres (STS) and offering spacious, versatile accommodation throughout. Recently modernised and beautifully presented, the property briefly comprises entrance hallway, spacious living room, dining room, breakfast kitchen, utility room, cloakroom and separate shower room to the ground floor. Upstairs are four well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from substantial wraparound gardens, providing excellent privacy and plenty of space for outdoor enjoyment. A large outbuilding offers useful additional space for storage, hobbies, workshop or business use, subject to any necessary permissions. There is also the opportunity to purchase an additional adjoining 1.3-acre paddock (STS) by separate negotiation. An excellent family home offering space, land and versatility in a desirable location. Internal viewing is highly recommended.

Modern and spacious accommodation comprising :

Entrance Reception
Double glazed window to side, stairs to first floor landing, built in storage cupboard.

Hallway
Double glazed door, under stairs storage cupboard, tiled floor, double glazed door to garden, radiator.

Lounge
14'1 x 13'1
Double glazed windows to side and rear, feature wood burner, two radiators, built in storage, opening to:

Dining Room
14'10 x 11'11
Double glazed windows to front and side, feature open fire place, built in storage, window seat, two radiators.

Kitchen / Breakfast Room
22'10 x 12'6
Double glazed window to front, side and rear, range of base units, twin bowl inset sink with mixer tap, worktop space, feature island with breakfast bar, space for range style cooker, built in dishwasher, tiled floor, exposed beams, radiator.

Utility Room
14' x 5'9
Double glazed door to rear opening to garden, base units, worktop space, space for appliances, tiled floor.

Ground Floor Shower Room
Double glazed window to rear, white suite comprising low level W.C, twin sinks with mixer taps, tiled shower cubicle, tiled walls, tiled floor, heated towel rail.

Separate W.C
Low level W.C, wash hand basin with mixer tap, tiled floor.

Landing
Double glazed Velux window, built in storage cupboard.

Bedroom One
14'2 x 13'2
Double glazed window to front, built in wardrobes, feature stone wall, loft hatch, radiator.

Bedroom Two
14'10 x 12'6
Double glazed window to front and side, radiator.

Bedroom Three
12'5 x 10'1
Double glazed window to rear, built in storage, radiator.

Bedroom Four
13'1 x 7'10
Double glazed window to side, radiator, stairs to bedroom three.

Bathroom
Double glazed velux window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, freestanding roll top bath with mixer tap and shower attchment, part tiled walls,

Garden
Gardens surrounding the property, mainly laid to lawn, flowers, trees and shrubs, fruit trees, patio area, outbuildings.

Driveway
Providing 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

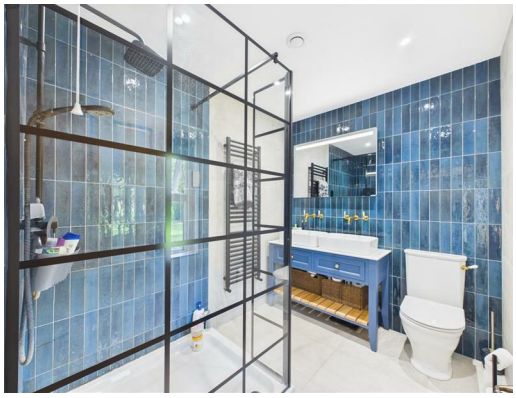
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

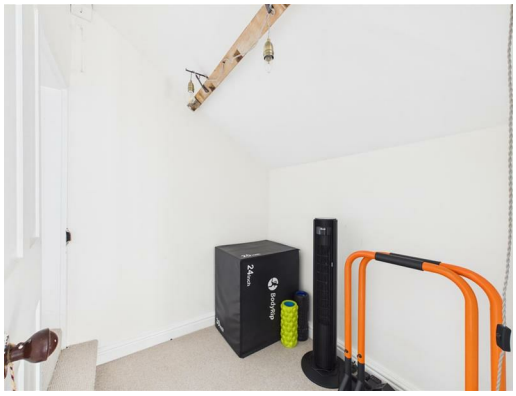
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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
Please 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

Floor 1

Approximate total area(1)

1842 ft²

Reduced headroom

11 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.

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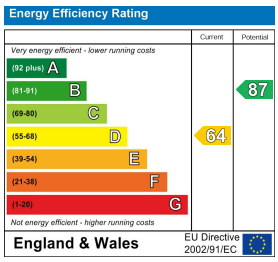
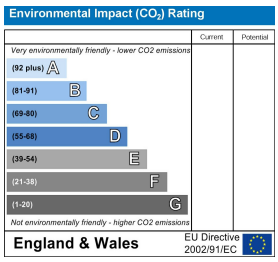
Directions

Please use postcode of LN13 0NW to locate the property.