



# CHOICE PROPERTIES

## *Estate Agents*

Fernside Thurlby Road,  
Alford, LN13 9PU

Price £395,000



Choice Properties are delighted to bring to market this stunning three bedroom detached house situated on Thurlby Road in Bilsby, located on the outskirts of the historic market town of Alford. On the interior, the property features three reception rooms, kitchen, utility room, downstairs wc, and a family bathroom. To the exterior, the property boasts a secluded garden, garage and driveway. With well proportioned rooms and an abundance of character, Early Viewing Is Highly Advised.

Well presented and abundantly bright internal living accommodation comprises:-

### **Hallway**

19'3 x 3'10

With hardwood entrance door. Tiled flooring. Consumer unit. Staircase to first floor landing with recess under. Radiator. Power points. Door to kitchen. Door to sitting room. Door to:-

### **Living Room**

20'4 x 12'0

Feature fireplace with gas fire with brick hearth and surround. Fitted shelving. Dual aspect windows. Radiator. Power points. Tv aerial point.

### **Sitting Room**

11'10 x 12'10

With traditional fireplace. Dual aspect windows. Radiators. Power points. Tv aerial point.

### **Kitchen**

13'10 x 11'1

Fitted with wall and base units with works surfaces over. Five ring gas hob with extractor hood over. One and a half bowl ceramic sink with stainless steel mixer tap and drainer. Log burner set in recess. Tiled flooring. Part tiled walls. Integral oven. Integral dishwasher. Fitted storage cupboard. Dual aspect windows. Radiator. Power points. Door to:-

### **Rear Hallway**

3'7 x 7'5

Tiled floor. Security alarm system. Door to utility room. Door to:-

### **Sun Room**

11'10 x 7'5

With dual aspect windows. External door leading to garden. Door to downstairs w.c.

### **Utility Room**

12'4 x 7'10

With tiled flooring. Gas boiler. Plumbing for washing machine. Space for fridge freezer. Power points.

### **Downstairs WC**

3'9 x 7'9

With wall mounted wash hand basin with single taps and a low level w.c. Window to rear aspect.

### **Landing**

3'6 x 7'10

Power points. UVPC window to rear aspect.

### **Bedroom 1**

11'10 x 17'3

Large double bedroom with two large UVPC windows to front aspect. Power points. Radiator.

### **Bedroom 2**

11'9 x 11'11

Double bedroom with large UVPC window to front aspect. Fitted storage cupboard. Power points. Radiator.

### **Bedroom 3**

7'10 x 12'5

Double bedroom with UVPC window to rear aspect. Access to loft via loft hatch. Radiator. Power points.

## **Bathroom**

7'10 x 8'4

Fitted with a three piece suite comprising of a traditional double ended free standing bath with shower attachment, Pedestal wash hand basin with single taps, and a low level w.c. Tiled flooring. Part tiled walls. Storage cupboard housing hot water tank with fitted shelving. Heated towel rail. UVPC window to rear aspect,

## **Garage**

Brick built single garage with up and over garage door.

## **Gardens**

To the front of the property is a laid to lawn garden adjacent to the driveway with stone footpath leading from the front gate to the front door. The rear garden comprises of a gravelled area ideal for outdoor seating as well as a laid to lawn garden which is home to a plethora of mature plants, trees, and shrubbery which adds an abundance of life to the garden.

## **Driveway**

Part paved, part gravelled driveway providing off the road parking space for up to 3 vehicles.

## **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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 C - Amount payable for Council Tax Year 2024/25 - £1840.84

## **Viewing Arrangments**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

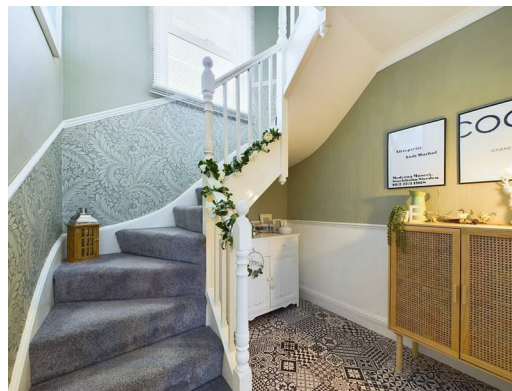
## **Opening Hours**

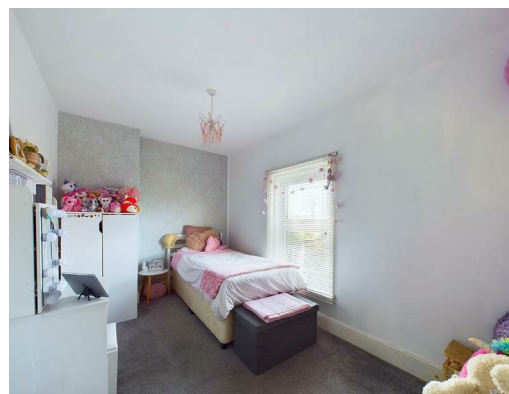
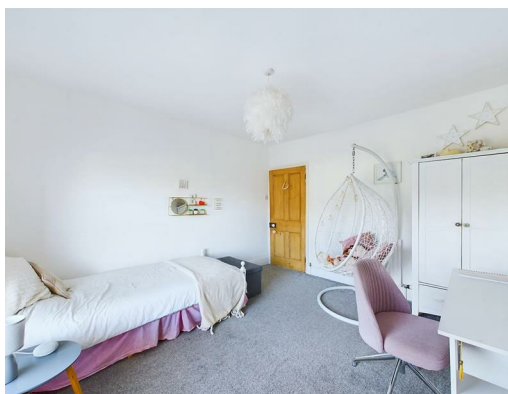
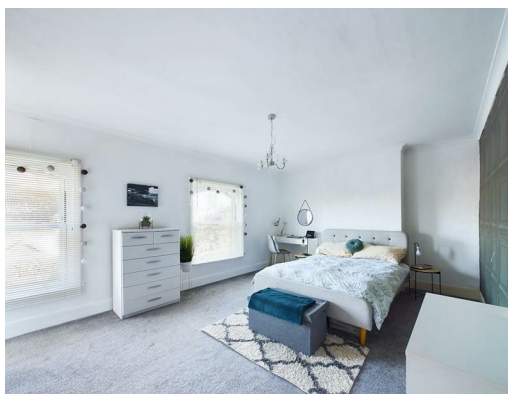
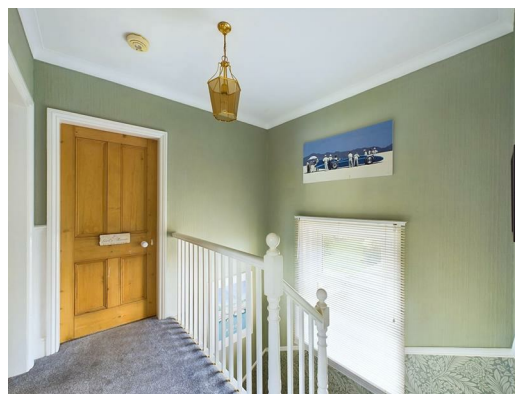
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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<sup>(1)</sup>  
1405.76 ft<sup>2</sup>  
Reduced headroom  
6.06 ft<sup>2</sup>

(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

From our Alford office head north along South Market Place until you reach the junction at the church and then turn right onto East Street. Continue for 500m then at the fork in the road turn right onto Bilsby Road. Continue for 1 mile then turn right onto Thurlby Road and you will find the property immediately on your right hand side.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 79        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   | 54      |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

