



- Detached Family Home
- Three Generous Bedrooms
- Two Bathrooms
- Double Garage
- Lounge, Kitchen Diner & Study
- Enclosed Rear Garden & Close To Children's Play Park
- 15 Minutes To The Coast
- Approx 1,300 Sq Ft Including The Garage

Alder Place, Alford, LN13 9BZ
£240,000





This modern three-bedroom detached family home was built in 2014 by Chestnut Homes. It sits in a quiet, no-through lane in a popular residential area of Alford. The house gives you around 1,300 square feet of total space, which includes a large detached double garage. Inside, the ground floor has a great layout for family life. It includes a bright living room that runs from the front to the back of the house, a separate study for working from home, and a large dining kitchen. There is also a handy downstairs cloakroom. Upstairs, you will find three good-sized bedrooms, a private en-suite shower room for the main bedroom, and a separate family bathroom. Outside, there is a safe, fully enclosed rear garden with a lawn and patio area, parking for two cars, with plot overlooking a charming green area with a children's play park. The location blends countryside living with easy access to the coast. You can drive to the beautiful beaches at Huttoft Point and Anderby Creek in just 15 minutes. Alford itself is a historic market town right on the edge of the Lincolnshire Wolds. It has plenty of local amenities, including shops, a weekly market, and a doctor's surgery. The town is also excellent for families because of its schools. It offers good primary education as well as top-quality secondary schooling, including Queen Elizabeth's Grammar School. For a wider choice of high street shops and supermarkets, the larger towns of Louth and Skegness are both an easy 14-mile drive away. Council tax band: C. Freehold.



Entrance Hallway

The welcoming entrance hallway sets a bright and stylish tone for the home, featuring a premium uPVC double-glazed sash window to the front elevation. It is finished with durable oak-and-laminate-effect flooring and a radiator. A carpeted staircase with a classic spindle and balustrade rises to the first floor, while solid wood doors lead to all ground floor rooms.

Downstairs WC

5' 9" x 3' 2" (1.75m x 0.96m)

A practical ground-floor cloakroom fitted with a low-level W/C and a pedestal hand wash basin featuring stylish tiled splashbacks. The space is completed with a uPVC double-glazed obscure sash window to the side, a radiator, and oak-and-laminate-effect flooring.

Office

7' 1" x 6' 9" (2.16m x 2.06m)

Positioned at the front of the property, this dedicated study is ideal for remote and hybrid working. It features a uPVC double-glazed sash window looking out over the front aspect, a radiator, and multiple power points for office equipment.

Kitchen Diner

17' 2" x 10' 4" (5.23m x 3.15m)

The heart of the home is this expansive, triple-aspect dining kitchen, flooded with light through uPVC double-glazed sash windows to both the side and rear, alongside French doors on the opposite side leading out to the garden. It is fitted with an excellent range of modern wall and base units with contrasting worktops. Integrated appliances include a Zanussi oven and a four-ring hob positioned beneath an extractor canopy, with dedicated space and plumbing for an upright fridge-freezer and an under-counter washing machine. The room features oak-and-laminate-effect flooring, ceiling lights, radiators, multiple power points, and a wood door opening into a generous walk-in pantry.

Living Room

17' 6" x 10' 1" (5.33m x 3.07m)

This spacious, dual-aspect reception room enjoys an abundance of natural light, featuring a uPVC double-glazed sash window to the front and double-glazed French doors to the rear that open directly onto the patio. The room includes a television point, multiple power points, and two radiators.

First Floor Landing

The carpeted staircase leads to a bright first-floor landing, featuring a uPVC double-glazed sash window to the rear elevation. It includes a central light fitting, a radiator, multiple power points, and solid wood doors granting access to the well insulated loft and all three bedrooms and the family bathroom.

Master Bedroom

15' 7" x 10' 4" (4.75m x 3.15m)

A generous double bedroom featuring a uPVC double-glazed sash window to the front elevation. This room offers a radiator, a television point, and multiple power points. A wooden door opens into a deep, built-in storage cupboard, and a second door leads into the private en-suite.

En-Suite Shower Room

6' 4" x 4' 11" (1.93m x 1.50m)

A modern en-suite comprising a fully tiled shower cubicle, a pedestal hand wash basin, and a low-level WC. The room is equipped with a uPVC double-glazed obscure sash window to the front, tile-effect flooring, a central light, a radiator, and a shaver point.

Bedroom 2

11' 10" x 10' 4" (3.60m x 3.15m)

A well-proportioned second double bedroom with a uPVC double-glazed sash window looking out to the front of the property. The room features a radiator and multiple power points.

Bedroom 3

11' 1" x 10' 4" (3.38m x 3.15m)

Featuring a uPVC double-glazed sash window to the front elevation, a radiator, and multiple power points.

Family Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)

A contemporary family bathroom fitted with a three-piece suite, including a panelled bath with an overhead shower and tiled surround, a pedestal wash basin, and a low-level WC. The space features tiled flooring, an obscure uPVC double-glazed sash window to the rear and a radiator.

External Front

The front property is enclosed by established hedging, with a paved pathway leading straight to the front entrance.

Double Garage

17' 11" x 16' 11" (5.46m x 5.15m)

A highly desirable and detached double garage featuring two independent up-and-over doors to the front. The interior benefits from full power and lighting, with a uPVC double-glazed obscure door to the side providing direct pedestrian access to the rear garden.

Rear Garden

Mainly enclosed by secure timber fencing, the rear garden is predominantly laid to a level lawn, making it safe for children and pets. It features a paved patio area ideal for outdoor dining, with a matching paved pathway connecting the kitchen and living room French doors. Gate leading to a double driveway with parking for two vehicles.





GROUND FLOOR
309 sq ft (28.7 sq m) approx.

1ST FLOOR
309 sq ft (28.7 sq m) approx.

GARAGE
302 sq ft (28.1 sq m) approx.



TOTAL FLOOR AREA: 1320 sq ft (122.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE