



# CHOICE PROPERTIES

*Estate Agents*

Garage and Stores Main Road,  
Alford, LN13 0NB

Asking Price £375,000



Choice Properties are delighted to present this rare opportunity to acquire a formal garage and store, set within approximately 2 acres (STS) in the highly desirable village of Withern, near Alford. The existing accommodation includes a four-bedroom house, an adjoining two-bedroom ground floor flat, and a spacious store room. Offering significant potential, this property is available to the market with no onward chain.

## Spacious accommodation comprising :

### **Kitchen**

Double glazed window to rear, one and half bowl stainless steel sink with mixer tap and drainer, range of eye level and base units, space for appliances.

### **Conservatory**

Windows to sides and rear, double glazed door to side, tiled floor.

### **Lounge**

Window to side, open fire, under stairs storage cupboard, radiator.

### **Utility Room**

Space for appliances.

### **Bathroom**

Obscure double glazed window to rear, white suite comprising low level w.c, vanity wash basin with mixer tap, panelled bath with mixer tap, shower fitted above bath.

### **Ground Floor Bedroom**

Window to front, radiator.

### **Landing**

Giving access to:

### **Bedroom**

Window to front, built in storage cupboard, radiator.

### **Bedroom**

Window to front

### **Bedroom**

Window to front

## **Flat Accommodation**

### **Entrance Porch**

Windows to sides and rear, door to:

### **Kitchen**

Double glazed window to rear, range of eye level and base units, stainless steel sink, radiator.

### **Inner Hall**

Two built in storage cupboard.

### **Lounge**

Window to side.

### **Bedroom One**

Window to front, radiator.

### **Bedroom Two**

Window to front.

### **Bathroom**

Obscure double glazed window to rear, white suite comprising low level w.c, vanity wash basin with mixer tap, panelled bath.

## **Agents Note**

Please note the property and land will be fully cleared before exchange of contracts.

## **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 A

## **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

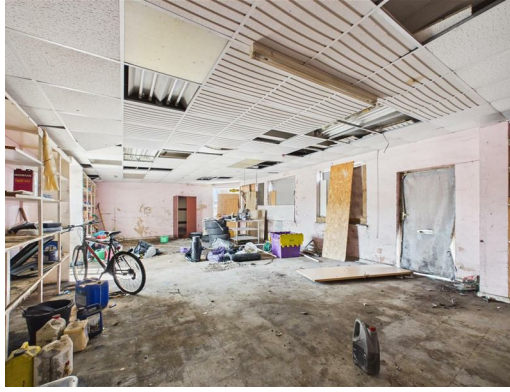
## **Tenure**

Freehold

## **Viewing Arrangements**

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<sup>(1)</sup>  
2568 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

Please use postcode of LN13 0NB

