



# CHOICE PROPERTIES

*Estate Agents*

33 East Street,  
Alford, LN13 9EL

Asking Price £250,000



Choice Properties are delighted to offer for sale this spacious four-bedroom detached family home, ideally located in the sought-after market town of Alford. The property enjoys excellent access to a range of local amenities, including a highly regarded grammar school and healthcare facilities. The flexible and well-proportioned accommodation briefly comprises an entrance hall, lounge, dining room, conservatory, fitted kitchen and ground-floor cloakroom. To the first floor are four bedrooms, including a generous main bedroom with en-suite shower room, along with a modern family bathroom. Externally, the property benefits from gardens to both the front and rear, a garage and a private driveway providing off-road parking. Offered to the market chain free, this superb home must be viewed internally to be fully appreciated.

## Spacious accommodation comprising :

### **Entrance Hall**

Window to side, stairs to first floor landing, under stairs storage cupboard, radiator.

### **Lounge**

Double glazed window to front, double glazed sliding doors to rear opening to conservatory, radiator.

### **Conservatory**

Double glazed conservatory with double glazed French doors to side opening to garden, radiator, tiled floor.

### **Kitchen**

Double glazed window to rear, range of eye level and base units, inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, space for appliances, part tiled walls, radiator.

### **Dining Room**

Double glazed window to front and side, built in storage cupboard, radiator.

### **Inner Hall**

Double glazed door to side opening to garden, wall mounted boiler, tiled floor.

### **Ground Floor Cloakroom**

Obscure double glazed window to rear, low level w.c, wash hand basin with mixer tap.

### **Landing**

Double glazed window to rear, Obscure double glazed window to front, two radiators, airing cupboard, loft hatch.

### **Bedroom One**

Double glazed window to front, built in storage cupboard, built in wardrobes, radiator, door to:

### **En-Suite Shower Room**

Double glazed window to rear, white suite comprising low level w.c, vanity wash hand basin, tiled shower cubicle, heated towel rail.

### **Bedroom Two**

Double glazed window to front, radiator.

### **Bedroom Three**

Double glazed window to front, built in wardrobes, radiator.

### **Bedroom Four**

Double glazed window to front, built in wardrobes, radiator.

### **Bathroom**

Obscure double glazed window to front, white suite comprising low level w.c, vanity wash hand basin with mixer tap, P-shaped spa bath with mixer tap and shower attachment, heated towel rail, tiled walls, tiled floor.

### **Garden**

Mainly laid to lawn, potting shed, summer house, flowers, trees and shrubs, side access. Walled and fenced surround.

### **Driveway**

Providing off road parking space.

### **Garage**

Up and over door.

### **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](http://www.e-lindsey.gov.uk)

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

### **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**

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>m</sup>  
1379 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

