CHOICE PROPERTIES
Estate Agents

17 Caroline Street, Alford, LN13 9BW

Reduced To £165,000

Choice Properties are delighted to bring to market this modern two bedroom terraced house, built in 2024 and benefiting from the remainder of its new-build warranty. Offering bright, spacious and contemporary accommodation, the property comprises an impressive open-plan kitchen/dining/living space, ground floor cloakroom, first floor landing, two generous double bedrooms and a modern family bathroom. The stylish kitchen is fitted with a range of integrated appliances and benefits from a useful walk-in pantry, providing excellent additional storage. Outside, the property benefits from a private garden together with two allocated parking spaces, offering convenient off-road parking. Ideally positioned within the popular market town of Alford, the property is well placed for local shops, schools, bus services, parks and healthcare facilities. Perfect for first-time buyers, young families or investors. An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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Modern and spacious accommodation comprising :

Entrance
Leading to;

Kitchen / Dining / Living Room
Double glazed window to front, double glazed window to rear, double glazed door to rear opening to rear garden, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in fridge, built in freezer, walk-in pantry cupboard, stairs to first floor landing, under stairs storage cupboard, two radiators.

Cloakroom W.C
Obscure double glazed window to front, white suite comprising low level W.C, vanity wash hand basin with mixer tap and tiled splash back, heated towel rail.

Landing
Loft hatch, access to:

Bedroom One
Two double glazed windows to front, airing cupboard, radiator.

Bedroom Two
Two double glazed windows to rear, radiator.

Bathroom
White suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, shower fitted above bath, glazed shower screen door, part tiled walls, heated towel rail.

Garden
Mainly laid to lawn, patio area, flowers and shrubs, fenced surround, rear access.

Allocated Parking Spaces
Two allocated parking space situated to the rear of the property.

Alford
Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth’s Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

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 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

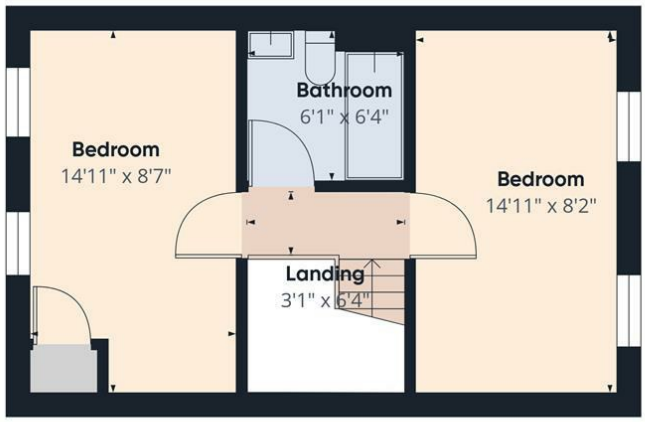
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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(1)

664 ft²

(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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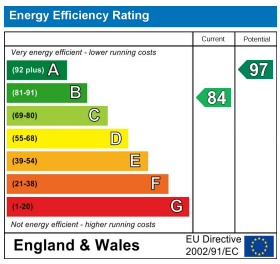
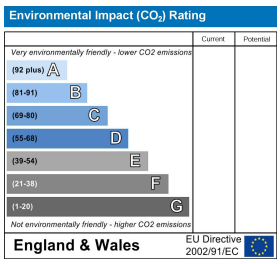
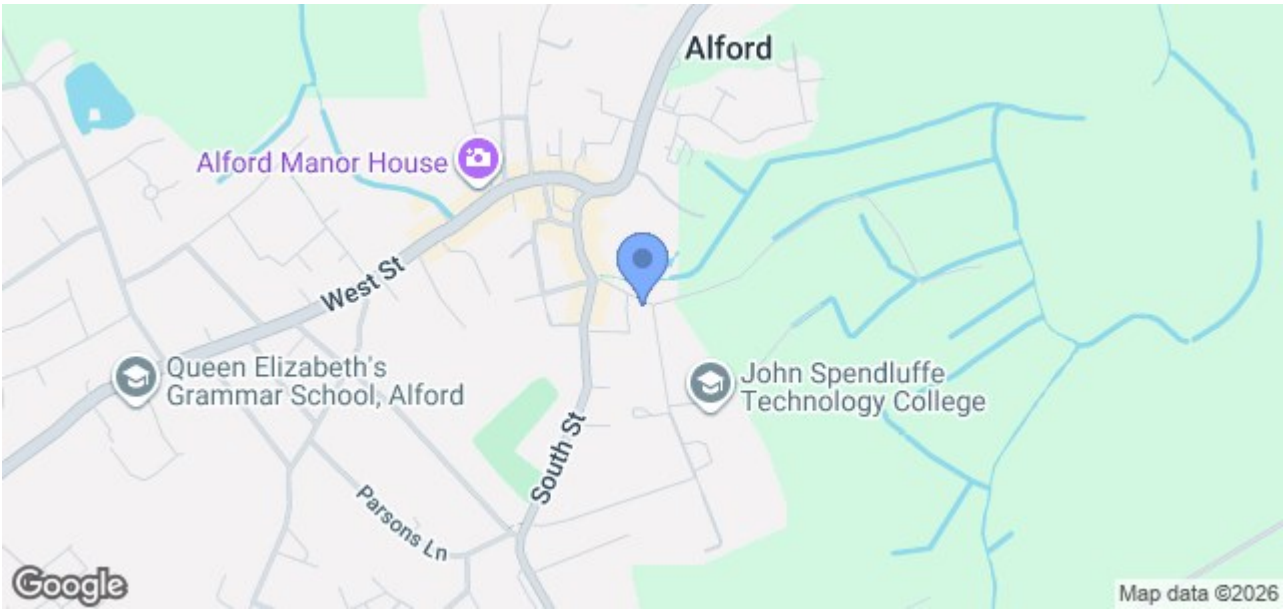
Directions

Exit the office to the right, turn left into Caroline Street where the property can be found.