CHOICE PROPERTIES

*Estate Agents*

# 24 Hamilton Road, Alford, LN13 9HG

## Price £189,950

Choice Properties are delighted to present this spacious three-bedroom semi-detached home, ideally located in the highly desirable historic town of Alford. The property enjoys convenient access to local amenities, including healthcare services, public transport links, shops, and well-regarded schools. The well-proportioned accommodation comprises an inviting entrance hall, a comfortable lounge featuring a wood-burning stove, a separate dining room, and a kitchen/day room. To the first floor, the landing leads to three generously sized double bedrooms and a family bathroom. Further benefits include double glazing, gas central heating, and a fully enclosed rear garden. Early internal viewing is strongly recommended to fully appreciate what this property has to 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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## Well presented and spacious accommodation comprising :

### Entrance Hall
5'5" x 15'3"
Stairs to first floor landing, under stairs storage cupboard, double glazed door to side, built in storage cupboard, tiled floor, radiator.

### Reception Room
12'9" x 11'9"
Double glazed bay window to front, feature inset wood burner with brick surround, radiator, internal glazed French doors to:

### Dining Room
12'9" x 10'10"
Internal door to kitchen, feature gas fire with decorative surround, radiator.

### Kitchen / Day Room
18'1" x 14'9"
Double glazed window to rear, double glazed French doors to rear opening to garden, range of eye level and base units, inset one and half bowl sink with mixer tap and drainer, space for appliances, part tiled walls, worktop space, tiled floor in kitchen area, radiator.

### Landing
5'10" x 10'10"
window to side, built in storage cupboard, loft hatch.

### Bedroom One
12'9" x 12'0"
Double glazed window to front, walk-in wardrobe with double glazed window, radiator.

### Bedroom Two
9'6" x 14'9"
Double glazed window to rear, radiator.

### Bedroom Three
8'3" x 11'5"
Double glazed window to rear, radiator.

### Bathroom
10'5" x 10'10"
White suite comprising low level w.c, pedestal wash hand basin, freestanding rolltop bath with mixer tap and shower attachment, tiled shower cubicle, part tiled walls, radiator.

### Garden
Mainly laid to lawn, patio area, summer house, 2 sheds, covered store, outside tap, side access, flowers, trees and shrubs, walled surround.

### 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

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

## 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.

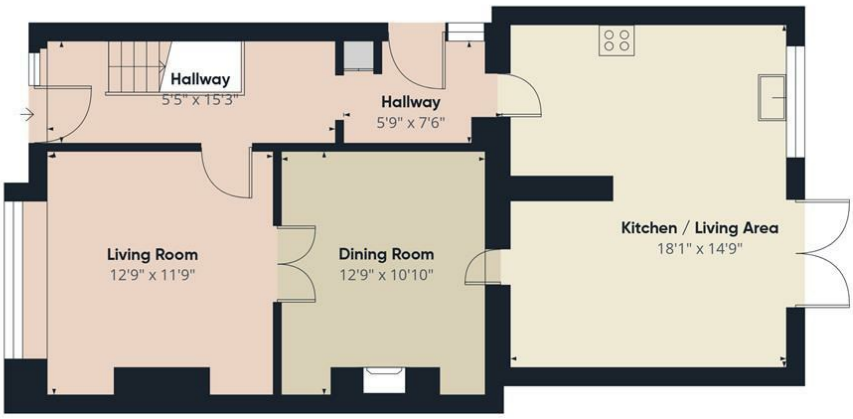
## Opening Hours

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

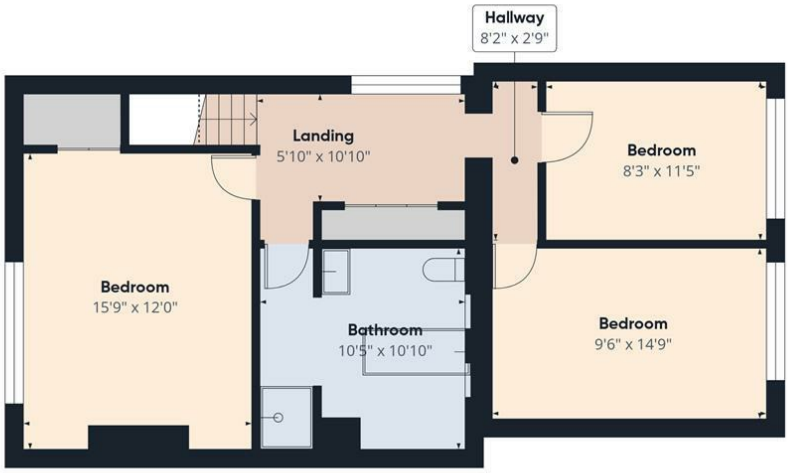
## Viewing Arrangements

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)

1338 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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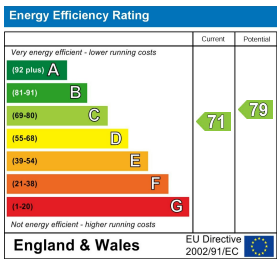
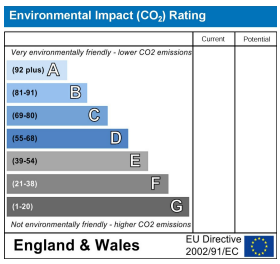
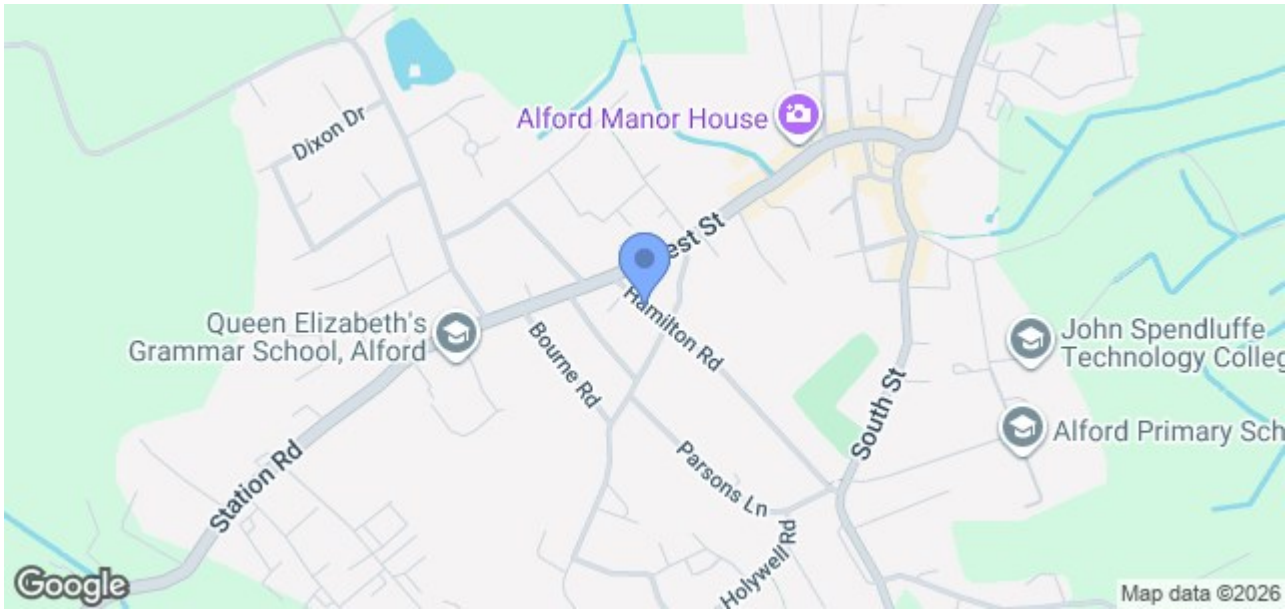
# Directions

Exit the office to the right, take the first right into Hamilton Road where the property can be found.