



CHOICE PROPERTIES

Estate Agents

York House, 13 Alder Place,
Alford, LN13 9BZ

Price £325,000



Choice Properties are delighted to present to you this most spacious, modern detached four bedroom family home. This lovely residence is well presented and occupies a pleasant position which is within walking distance of the town centre of the historic market town of Alford. Built by Chestnut Home only 7 years ago and comes with the remainder of the 10 year NHBC warranty, we highly recommend viewing this super property.

With the added advantage of Gas Fired Central Heating & UPVC Double Glazing the well laid out internal accommodation consists of :-

Front Entrance Door

Leading into :

Hallway

16'2" x 6'2"

Radiator. Power Points. Telephone Point. Smoke Alarm. Storage Cupboard under Stairs.

WC

5'10" x 3'4"

Push Button Flush WC & Pedestal Wash Hand Basin. Radiator. Extractor Fan.

Kitchen/Breakfast Room

15'9" x 9'7"

Wall & base units with worksurfaces over. Integrated dishwasher and fridge/freezer. Door through to :

Utility Room

6'1" x 5'4"

Radiator. Power Points. Baxi Combination Boiler. Consumer Unit. Space for Washing Machine & Tumble Dryer. Door to Side of Property.

Living Room

16'2" x 10'10"

Radiators. Power Points. TV Aerial Point. Telephone Point. Double Opening Doors to :

Dining Room

10'4" x 9'7"

Radiator. Power Points.

Study / Bedroom 5

9'9" x 8'9"

Radiator. Power Points. Telephone Point. Storage Cupboard.

Landing

10'0" x 6'7"

Radiator. Power Points. Loft Access. Storage Cupboard.

Bedroom 1

14'2" x 10'11"

Radiator. Power Points. Telephone Point. Fitted Wardrobes included in Sale. Door to :

En-suite

6'1" x 5'3" (maximum measurements)

Bathroom suite consisting of walk-in shower cubicle, push button flush WC & pedestal wash hand basin. Storage Cupboard. Radiator. Extractor Fan. Shaver Socket.

Bedroom 2

15'7" x 8'9"

Radiator. Power Points.

Bedroom 3

11'10" x 10'4"

Radiator. Power Points.

Bedroom 4

10'4" x 8'7"

Radiator. Power Points.

Bathroom

8'3" x 6'10"

Bathroom suite consisting of walk-in shower cubicle, panelled bath, push button flush WC & pedestal wash hand basin. Radiator. Shaver Socket. Extractor Fan.

Double Garage & Parking

17'3" x 17'3"

Up & Over Doors. Power & Lighting. Parking for multiple vehicles.

Garden

The rear garden to this property can be accessed from both sides of the house and has been immaculately maintained and lovingly landscaped to both elegant and practical. A variety of fruit trees sit in square beds around the garden and the garden itself has been laid to lawn with a patio area directly situated outside the Kitchen doors, ideal for enjoying the sunshine in the afternoon/evening. Behind the garage is a 10ft x 8ft Garden Shed which has power & lighting. The front of the property has also been laid to lawn and features plenty of space for vehicles.

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 D.

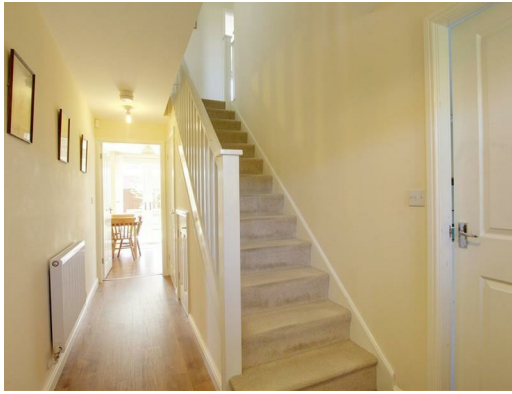
Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

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.

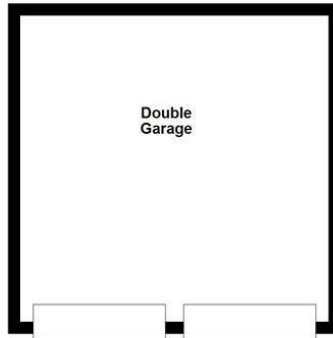
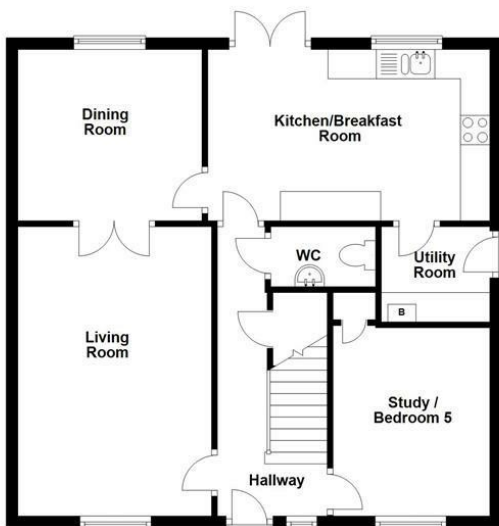






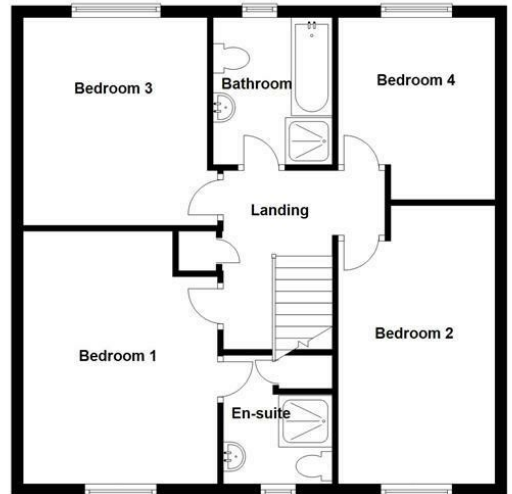
Ground Floor

Approx. 91.9 sq. metres (989.4 sq. feet)



First Floor

Approx. 64.2 sq. metres (690.5 sq. feet)



Total area: approx. 156.1 sq. metres (1680.0 sq. feet)

Directions

From our Alford office head south onto South Street. Pass the Fire Station on your right and take the immediate right into Alder Place. Head along this road until you see the green and York House can be found on your left hand side.

