



# CHOICE PROPERTIES

*Estate Agents*

5 Market Place,  
Alford, LN13 9DZ

Reduced To £425,000



Choice Properties are delighted to offer to you this unique opportunity to purchase this Grade II listed property spanning over 3 floors and offering abundantly light and spacious rooms, a lovely rear garden as well as parking. You will not want to miss out on this one so early viewing is highly advised.

The property has recently undergone extensive renovation and now boasts plenty of living space and beautiful high ceilings and features throughout. The internal accommodation consists of :-

### **Front Entrance Door**

Leading into :

### **Porch**

7'10" x 6'0"

Under Stairs Storage Cupboard. Fitted Cupboard housing Electric Meter. Door through to :

### **Inner Hallway**

17'07" x 7'10"

Stairs to First Floor Landing. Radiator.

### **Ground Floor Reception Room**

18'10" x 13'11" (maximum measurements)

Radiator. Power Points. Working Open Fire set in Feature Tiled Surround. Picture Rail. Storage Cupboard x2. Door to Rear Garden.

### **Stairs to :**

### **First Floor Landing**

L-Shaped. Radiator. Power Points. Smoke Alarm. Stairs to Second Floor Landing. Picture Rail.

### **Kitchen**

20 x 12'04"

Wall & Base units with wooden worksurfaces over and Breakfast bar set in Island. 1.5 Sink unit with drainer. Integrated Dishwasher & Under Counter Fridge. Space for Rangemaster Cooker & Hob with Extractor Hood over and Splashback. Radiator. Power Points. Working Open Fire set in Feature Tiled Surround. Picture Rail. Open Plan through to :

### **Dining Room**

14'11" x 9'8"

Radiator. Power Points. Picture Rail.

### **Utility Room**

11'11" x 13'9"

Base units with worksurfaces over. 1.5 sink unit with drainer. Plumbing for Washing Machine. Radiator. Power Points. Opening through to Cupboard housing Worcester Boiler & Hot Water Cylinder.

### **Living Room**

21'8" x 14'10"

Large Bay Window. Working Open Fire set in Feature Tiled Surround. Picture Rail. Radiators. Power Points. TV Aerial Point & Telephone Point. Picture Rail.

### **Bedroom 2**

18'10" x 13'11"

Radiator. Power Points. Working Open Fire set in Feature Tiled Surround. Picture Rail.

### **Bathroom**

18'11" x 9" (maximum measurements)

Bathroom suite consisting of double wash hand basin set on vanity unit, push button flush WC, panelled bath with tap & large walk in shower. Radiator. Fully tiled. Spot & Feature Lighting.

### **WC**

7'4" x 3'2"

Push button flush WC & pedestal wash hand basin.

### **Stairs to :**

## **Second Floor Landing**

Power Points. Access to Eave Storage.

## **Bedroom 1**

21'08 x 14'11

Radiator. Power Points. TV Aerial Point. Working Open Fire set in Feature Tiled Surround. Fitted Wardrobes with Sliding Doors.

## **Bedroom 3**

19'11" x 14'3

Radiator. Power Points. Working Open Fire set in Feature Tiled Surround.

## **Bedroom 4**

14'11" x 9'8"

Radiator. Power Points. TV Aerial Point.

## **Garden**

The rear garden can be accessed through a side gate and is mostly laid to lawn with patio seating areas to enjoy the Sunshine.

## **Parking**

There is parking for 1 vehicle.

## **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 B.

## **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.





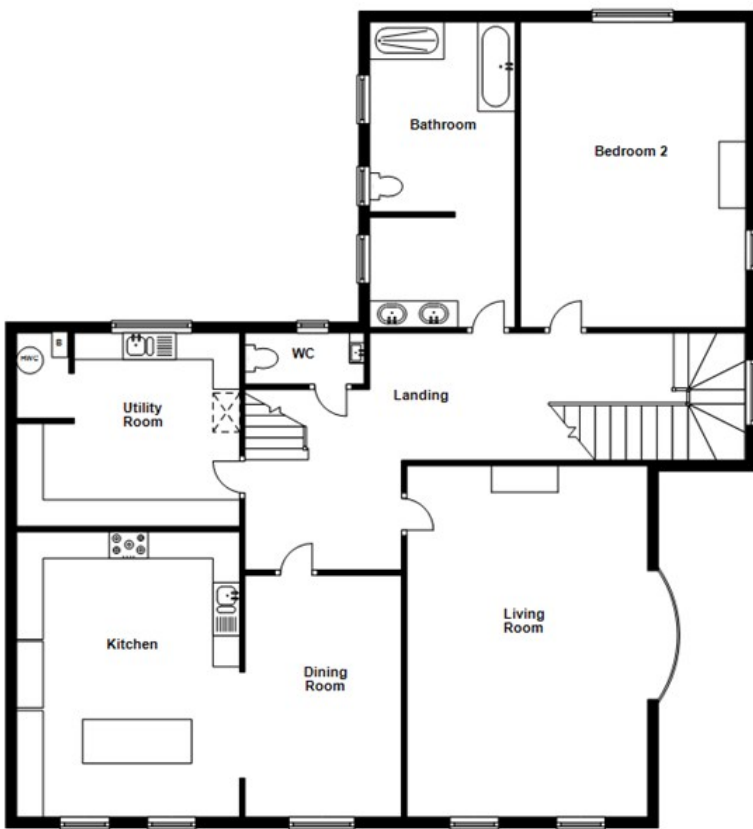




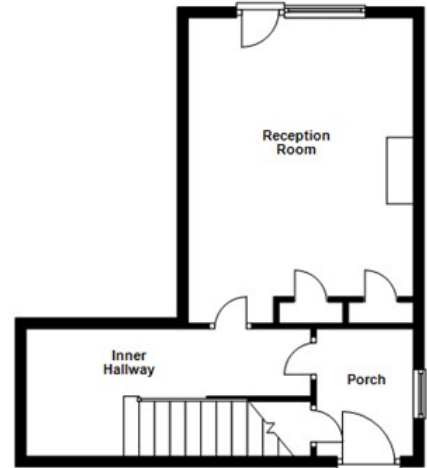




First Floor



Ground Floor



Second Floor





# Directions

From our Alford Office travel towards the St Wilfrid's Church and number 5 Market Place can be found to the right of the 'The Wool Factory' on your right hand side.

