



CHOICE PROPERTIES

Estate Agents

**Braemar House Alford Road,
Alford, LN13 9PY**

Price £350,000



Choice Properties are delighted to present this most spacious three bedroom detached house, occupying a pleasant residential position in the sought after village of Bilsby, moments away from the popular market town of Alford. This impressive property offers generously proportioned rooms throughout and further benefits from open views to the rear. With No Upper Chain early viewings is advised.

This abundantly light and bright internal accommodation comprises:

Entrance Hall

5'7" x 11'1"

Front entrance door. Wall mounted thermostat controls. Radiator.

Inner Hallway

8'0" x 10'2"

Stairs to the first floor landing. Wall mounted controls for the alarm system. Radiator.

Kitchen

9'7" x 10'2"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, four ring electric hob with extractor over. Space for a freestanding fridge/freezer. Tiled walls. Wall mounted 'Viessmann' gas boiler. Door leading to the rear garden.

Dining Room

17'11" x 9'10"

Space for dining table and chairs. Radiator.

Conservatory

9'7" x 9'10"

With polycarbonate roof. Double opening 'French' style patio doors to the garden.

Reception Room

11'11" x 20'3"

Light and airy reception room with dual aspect windows. TV aerial point. Three radiators.

Landing

6'10" x 13'7"

Storage cupboard housing the hot water cylinder. Door to the flat roof over the entrance hall and doors to:

Bedroom 1

9'6" x 20'2"

Spacious double bedroom. Built in wardrobes. Radiator.

Bedroom 2

13'7" x 10'2"

Spacious double bedroom. Radiator.

Bedroom 3

11'7" x 9'10"

Double bedroom. Radiator.

Bathroom

Fitted with three piece bathroom suite comprising panelled bath tub with taps and shower head over, hand wash basin and wc. Tiled walls. Radiator.

Shower Room

5'11" x 8'7"

'Wet room' design, fitted with 'Mira' electric shower, hand wash basin and wc. Tiled walls.

Driveway

Providing off street parking for multiple vehicles.

Garden

To the front, side and rear of the property the garden has been laid mostly to lawn and has timber fencing to the boundaries. As well as a useful timber shed and attractive pond, the garden further benefits from open views o the rear.

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 C.

Viewing Arrangements

Through Choice Properties on 01507 462277.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

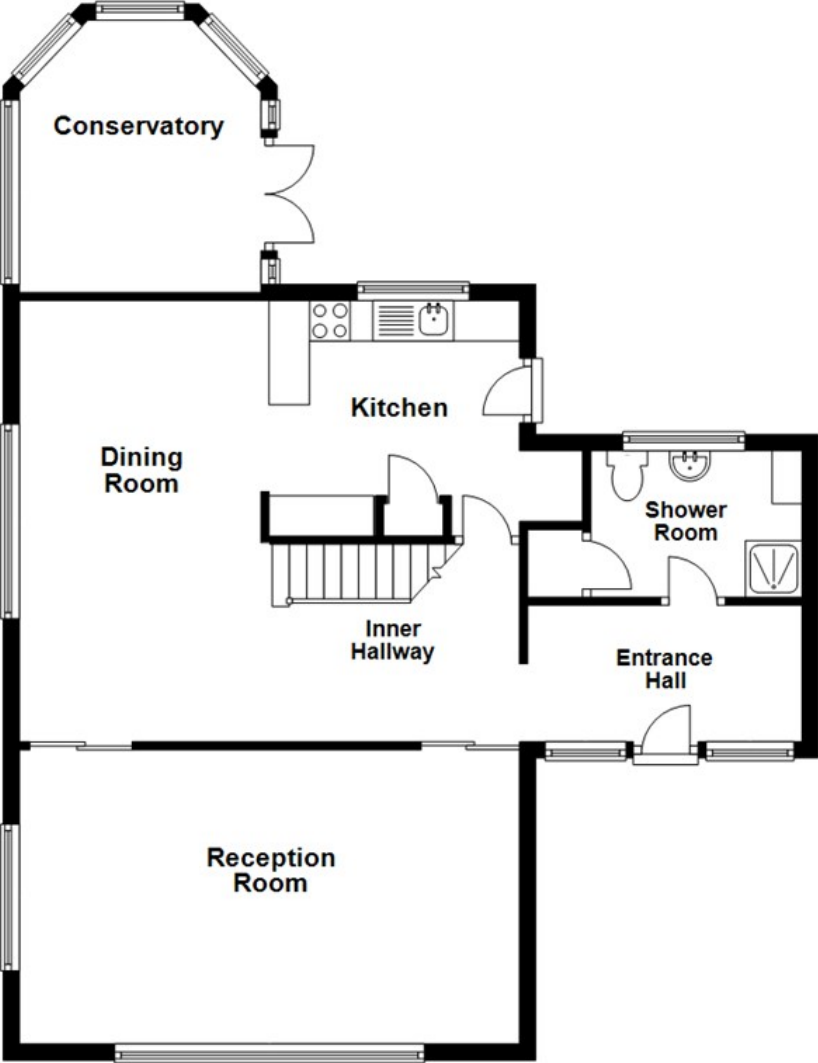
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



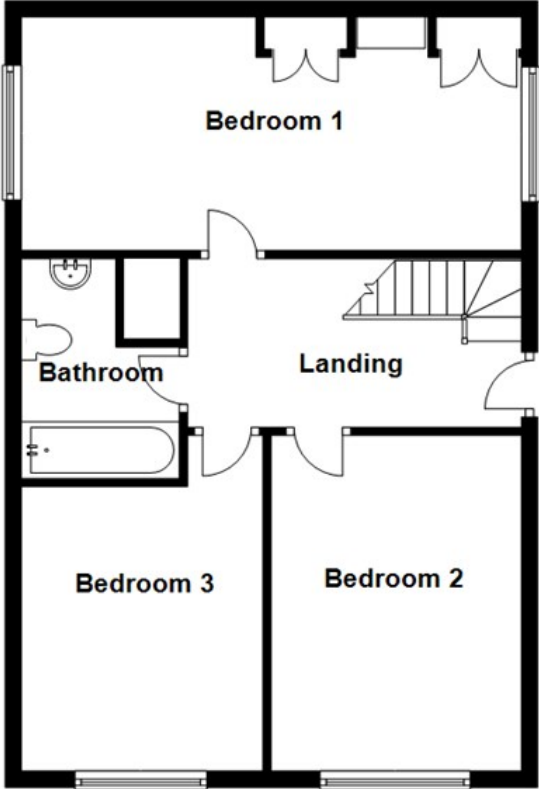




Ground Floor



First Floor



Directions

Take a left out of our Alford Office and head north along South Market Place, once at the junction with the Church take a right and head along East Street until you come to the junction sign posted to Sutton on Sea, take a right here and continue into Bilbsy. Once in Bilbsy, you will find the property on your right hand side just before the petrol station.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

