



# CHOICE PROPERTIES

*Estate Agents*

35 Alford Road,  
Sutton-On-Sea, LN12 2HQ

Price £325,000



Choice Properties are delighted to present this most spacious three bedroom detached house, ideally located just moments from the local amenities and golden sandy beaches of Sutton-On-Sea. Boasting three double bedrooms, ample living space and further benefitting from a large, privately enclosed garden, this is not one to be missed! Early viewing is advised.

Benefitting from gas central heating and uPVC double glazing, this expansive internal accommodation comprises:

### **Entrance Hall**

9'5" x 14'0"

uPVC front entrance door. Staircase to the first floor landing. Under stairs cupboard. Wall mounted thermostat controls. Radiator.

### **Kitchen**

15'0" x 7'10"

Fitted with base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap, plumbing for a washing machine, integral oven and electric hob with extractor over. Space for freestanding fridge and freezer. Tiled walls and flooring. Wall mounted consumer unit. Spot lighting.

### **Dining / Living Area**

15'0" x 12'11"

With double opening patio doors leading to the garden. Radiator. Log burning stove set in feature surround.

### **Reception Room**

13'1" x 16'1"

With dual aspect windows. TV aerial point. Double opening patio doors to the sunroom. Two radiators. Open fire set in feature surround.

### **Office**

8'5" x 6'4"

Radiator.

### **Sunroom**

9'5" x 8'7"

With polycarbonate roof. Tiled flooring. Double opening patio doors to the garden.

### **WC**

4'2" x 6'4"

Dual flush wc and hand wash basin with mixer tap. Part tiled walls. Radiator.

### **Landing**

9'6" x 14'1"

Radiator.

### **Bedroom 1**

13'3" x 12'0"

Spacious double bedroom. Dual aspect windows. Radiator.

### **Bedroom 2**

13'1" x 10'9"

Double bedroom. Dual aspect windows. Radiator.

### **Bedroom 3**

11'11" x 12'11"

Spacious double bedroom. Radiator.

### **Bathroom**

15'1" x 7'11"

Fitted with panelled bath tub with taps over, shower enclosure with mains fed shower over, dual flush wc and hand wash basin. Radiator. Part tiled walls. Cupboard housing the wall mounted 'Ideal' combination boiler.

## **Driveway**

The property is set back from the road and accessed via a private driveway which a neighbouring property has access over.

## **Garden**

The property is surrounded by a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn, features a useful timber shed and timber deck area as well as a brick built pond.

## **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 A.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

## **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 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.









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1527.4 ft<sup>2</sup>  
**Reduced headroom**  
33.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

# Directions

From our Sutton-On-Sea office turn right and continue along the High Street. At the mini-roundabout continue straight onto Alford Road. The property can be found on your left hand side a short way up, accessed via a private driveway to the left of Doulton Court.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-60) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

