CHOICE PROPERTIES

Estate Agents

Ripston Alford Road, Sutton-On-Sea, LN12 2RL

Reduced To £425,000

Welcome to this stunning detached house located on Alford Road in the charming village of Sutton-On-Sea. This spacious property boasts four bedrooms and two bathrooms, providing ample space for a growing family or those who love to entertain guests.

As you step inside, you are greeted by three reception rooms that offer versatility and comfort, perfect for relaxing with family or hosting gatherings. The property also features an additional fourth reception room that can be transformed to suit your needs, whether it be a home office, a playroom for the kids, or a cosy reading nook.

Parking will never be an issue with space for up to 10 vehicles, making it convenient for both residents and visitors. The garage/workshop provides extra storage space or a place to indulge in DIY projects.

Situated on the edge of the village, this home offers a peaceful retreat with large gardens where you can enjoy the outdoors and soak up the tranquillity of the countryside. Whether you have a green thumb or simply enjoy al fresco dining, the expansive outdoor space is sure to delight.

Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm and comfort that this detached house on Alford Road has to offer.

With the added benefit of gas central heating and uPVC double glazing, this spacious property comprises:

Front entrance door to:

Entrance Hall
14'4" x 6'0"
Staircase to the first floor landing. Radiator. Parquet flooring.

Music Room
14'4" x 12'5"
Bay window to front. Radiator. Open fire. Partly panelled walls.

Dining Room
14'4" x 12'1"
Bay window to front. Radiator. Electric fire set in feature surround. Partly panelled walls. Open plan leading through to:

Lounge
18'1" x 13'9"
Radiator. Sliding patio doors leading out to the garden. Double doors leading through to:

Sitting Room
17'10" x 16'1"
Electric fire set in feature surround. Radiator. Cupboard housing the gas combination boiler which supplies the central heating and hot water. Opening leading through to:

Kitchen
6'5" x 12'1"
Fitted wall and base units with work surfaces over. Ceramic sink unit and drainer with mixer taps. Part tiled walls. Integrated fridge. Electric consumer unit.

Lobby
7'2" x 6'3"
Tiled floor. Rear door.

Pantry
7'2" x 6'11"
Tiled floor.

Utility
7'2" x 8'8"
Fitted base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Vinyl flooring. Plumbing for washing machine.

Wet Room
7'2" x 7'4"
Shower area with electric shower, wash hand basin and w.c. Fully tiled walls. Radiator.

Landing

Bedroom 1
14'0" x 12'1"
Radiator. Picture rail.

Bedroom 2
14'0" x 10'10"
Radiator. Picture rail.

Bedroom 3
10'11" x 16'2"
Original feature fireplace. Picture rail.

Study/Bedroom 4
4'10" x 7'7"

Bathroom
6'5" x 12'5"
With P-shaped bath with shower and screen over, twin wash basins and w.c. Chrome heated towel rail. Fully tiled walls.

Driveway
Spacious driveway with ample parking for several vehicles and hard standing for caravan/motorhome.

Garage/Workshop
35'2" x 23'11"
Spacious garage/workshop with two garage doors, power and lighting.

Gardens
The property is positioned on a large one acre plot with spacious privately enclosed lawned gardens bordered by trees and plants. Paved patio area. This garden further benefits from having an established orchard at the south end.

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

Opening Hours
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.

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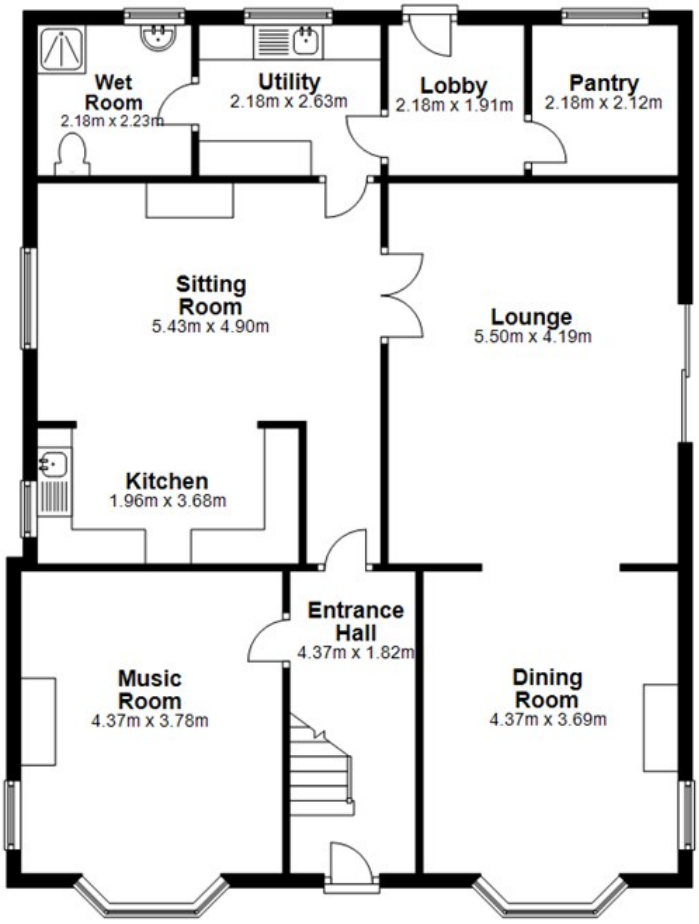
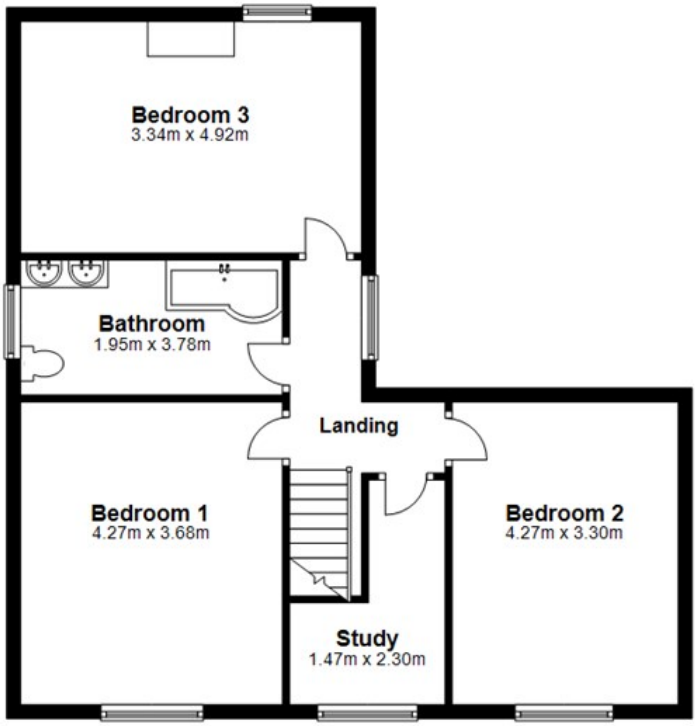
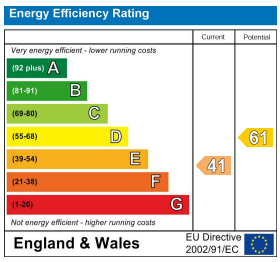
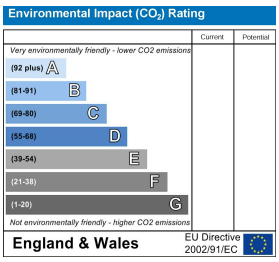
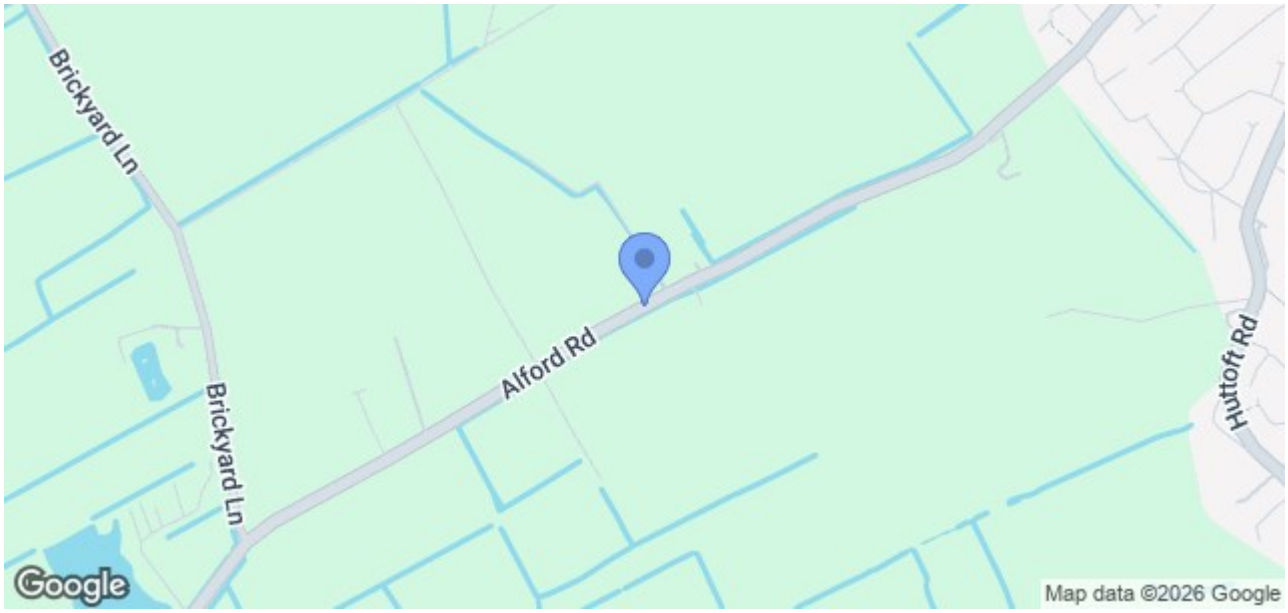
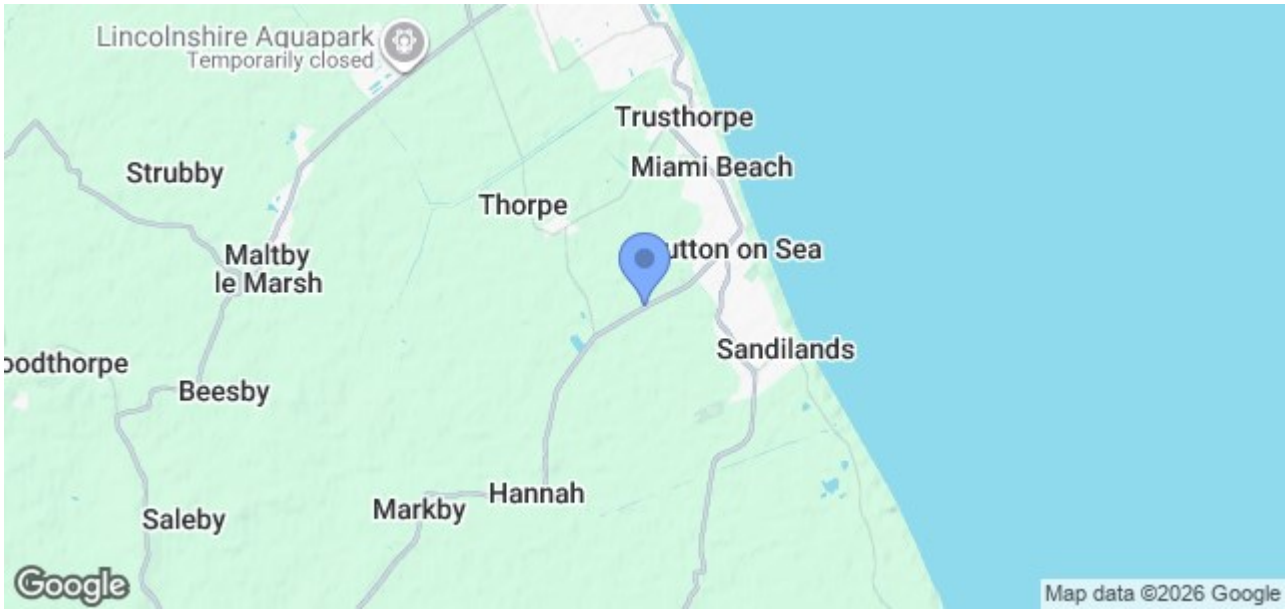
Ground Floor



First Floor



Directions

From our Sutton office head towards Alford over the round onto Alford Road and Ripston can be found on you left hand side just past the garage.