



# CHOICE PROPERTIES

*Estate Agents*

The House Strubby Road,  
Alford, LN13 0JN

£325,000



It is a pleasure for Choice Properties to bring to the market this most impressive and expansive four bedroom (one en-suite) detached house, situated in the most sought after location. The property further benefits from several reception rooms, and stands proudly upon a generously sized plot with a double garage. Early viewing is highly advised.

The generously proportioned and well maintained accommodation comprises:

### **Entrance Porch**

3'1" x 6'3"

Laminate flooring, wall light, door to:-

### **Entrance Hall**

12'5" x 6'9"

Staircase to the first floor, opening into:-

### **Kitchen**

17'9" x 6'7"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, space for Range style cooker with featured extractor hood over, ample appliance space including plumbing for a washing machine and dishwasher, space for tumble dryer and fridge/freezer, TV Aerial point, tiled walls and flooring, wall mounted 'Baxi' combination boiler, inset spot lights to the ceiling, cladding to the ceiling, heated towel rail.

### **Reception Room/Dining Room**

25'8" x 13'2"

Bay window to front aspect, spacious reception/diner, gas fire set into featured marble surround, log burner set into bricked surround, built in storage cupboard with double opening doors, wall mounted alarm system, sliding doors leading into bedroom one.

### **Conservatory**

8'2" x 19'3"

Dual aspect windows, polycarbonate roof, tiled flooring, TV aerial point, two radiators, double opening French patio doors leading into the rear garden.

### **Landing**

11'0" x 3'10"

Loft access - boarded with pull down ladder and lighting.

### **Bedroom 1**

17'2" x 11'6"

Spacious double bedroom, TV Aerial point, telephone point, sliding patio doors to conservatory.

### **En-suite Bathroom**

8'10" x 7'5"

Fitted with a four piece suite comprising freestanding bath with mixer taps, walk in shower cubicle with electric shower over, wash hand basin set into vanity unit with mixer taps, dual flush wc, tiled walls, inset spotlights to the ceiling, cladded ceiling.

### **Bedroom 2**

12'4" x 13'0"

Spacious double bedroom, original feature fireplace, TV Aerial point, fitted wardrobes.

### **Bedroom 3**

12'8" x 11'5"

Spacious double bedroom, TV Aerial point, original feature fireplace.

### **Bedroom 4**

8'8" x 8'6"

Double bedroom, TV Aerial point.

## **Shower Room**

5'0" x 7'0"

Fitted with a three piece suite comprising shower cubicle with electric shower over, wash hand basin set into vanity unit with mixer taps, dual flush wc, laminate flooring, cladding to the ceiling, tiled walls, inset spot lights to the ceiling.

## **Driveway**

Providing off street parking for ample vehicles.

## **Double garage**

25'03" x 18'01"

Two up and over doors, power and lighting, loft access.

## **Garden**

To the rear of the property you will find the most generously sized and easy to main garden which has been privately enclosed with timber fencing to the boundaries. The garden is paved and gravelled and features a fish pond to the rear. Double opening timber gates to the side of the property provide access to the front garden.

## **Tenure**

Freehold

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

## **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.

## **Council tax band**

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth,

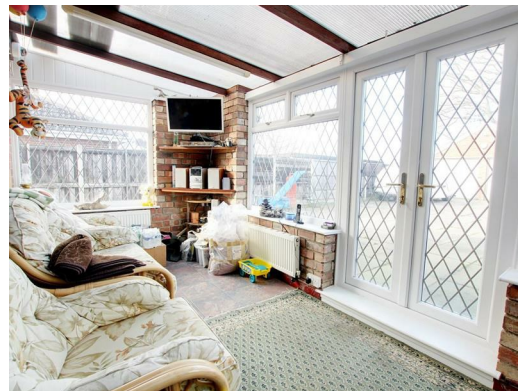
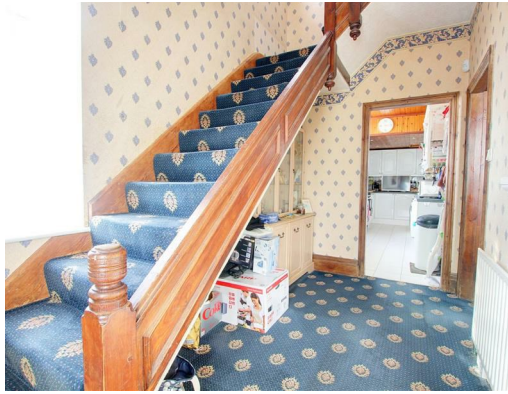
LN11 8UP

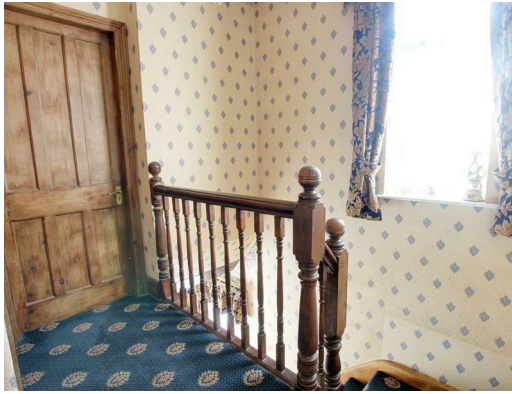
Tel. No. 01507 601 111

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. Amount payable in 22/23 is £1,243.44

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.

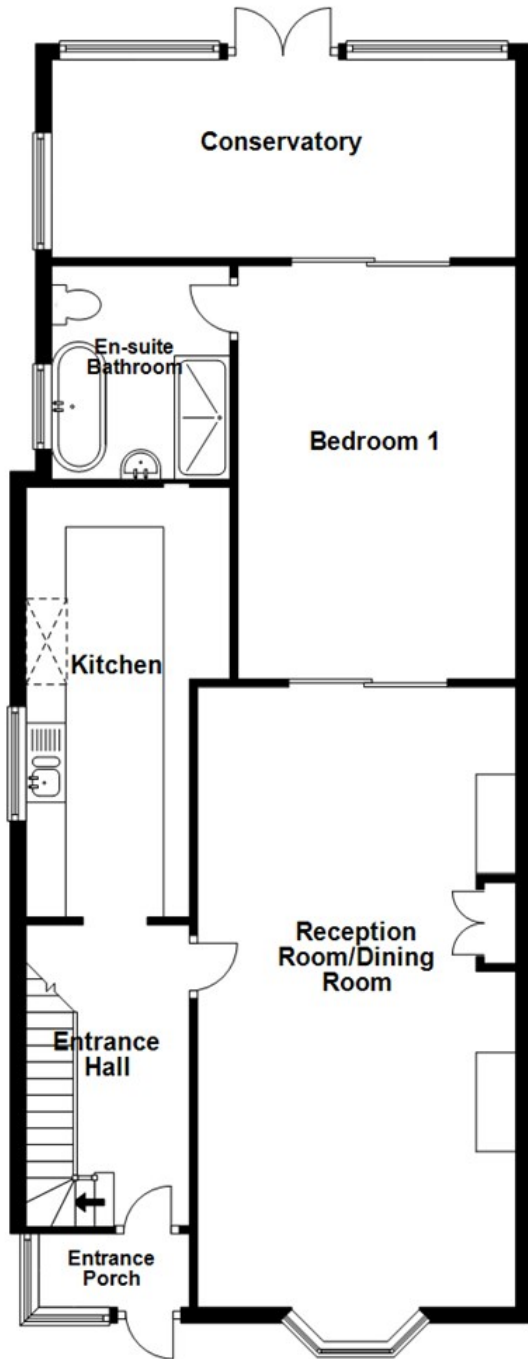






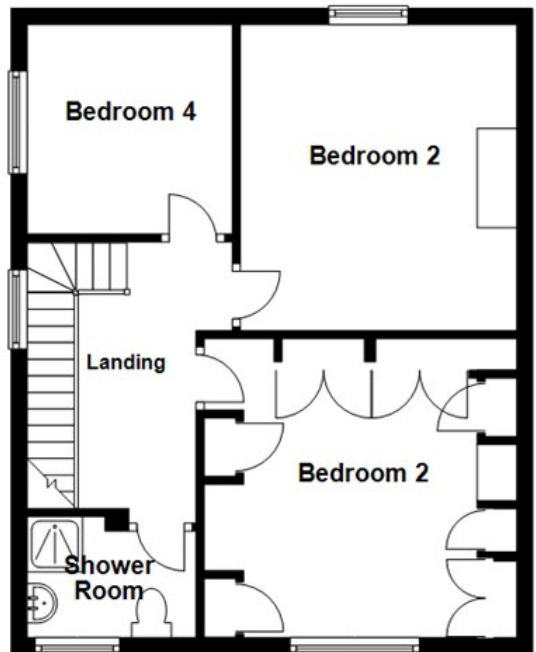
### Ground Floor

Approx. 95.5 sq. metres (1028.2 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 143.3 sq. metres (1542.7 sq. feet)

# Directions

From our Mablethorpe office head into Maltby Le Marsh and continue through the village until you reach the junction where you can turn left onto Strubby Road (A157 - signposted Louth). The House can be found a short way along on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-60) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-60) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

