



# CHOICE PROPERTIES

*Estate Agents*

32 Tothby Meadows,  
Alford, LN13 0EH

Price £450,000



Choice Properties are delighted to present this most spacious three/four bedroom (one en-suite) detached house, situating a pleasant residential position in the charming historic market town of Alford, close to the local amenities. This impressive property further benefits from a large driveway and well maintained garden to the rear including a useful summer house with electricity. Early viewing is advised.

Benefitting from recently laid new carpets, this spacious internal accommodation comprises:

### **Entrance Hall**

uPVC front entrance door. Spot lighting. Wall mounted 'Hive' thermostat controls. Stairs to the first floor landing. Under stairs storage cupboard. Doors to:

### **Living Room**

14'8" x 13'0"

Light and airy living room benefitting from a large picture window to the front aspect. Spot lighting. TV aerial point. Gas fire set in brick feature surround.

### **Kitchen**

10'10" x 16'5"

Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap, integral gas oven and integral four ring gas hob with extractor hood over. Tiled flooring and part tiled walls. Spot lighting.

### **Dining Room**

10'10" x 10'8"

Space for freestanding dining table and chairs. Double opening 'French' patio doors to the conservatory. Double opening doors to the living room.

### **Conservatory**

12'1" x 8'10"

With pitched glass roof and double opening 'French' patio doors leading to the garden. TV aerial point.

### **Study/Bedroom 4**

7'11" x 9'1"

TV aerial point. Telephone point.

### **Utility**

10'10" x 7'3"

Fitted with base units with work surfaces over, resin sink unit and drainer with taps over and plumbing for a washing machine. Wall mounted 'Worcester' gas boiler. Space for freestanding fridge/freezer. Tiled flooring and part tiled walls. Door to garage. Door to garden.

### **WC**

5'4" x 2'11"

Fitted with wc and wash hand basin.

### **Landing**

Loft access. Spot lighting. Doors to:

### **Bedroom 1**

14'5" x 13'0"

Spacious double bedroom with ample space for freestanding wardrobes. TV aerial point. Spot lighting. Door to en-suite.

### **En- Suite**

10'10" x 3'5"

Fitted with three piece suite comprising shower enclosure with mains fed shower over, wc and wash hand basin set in vanity unit. Tiled flooring and walls. Spot lighting.

### **Bedroom 2**

11'2" x 10'11"

Spacious double bedroom with double built in wardrobes. Spot lighting.

### **Bedroom 3**

8'0" x 14'2"

Spot lighting. Double windows to the front aspect.

### **Bathroom**

10'10" x 10'5"

Fitted with three piece bathroom suite consisting of a panelled bath with taps and shower head over, wc, and wash hand basin set in vanity unit. Tiled flooring and part tiled walls. Spot lighting. Storage cupboard housing the hot water cylinder.

### **Driveway**

Providing off road parking for multiple vehicles.

### **Garage**

With up and over door, power and lighting.

### **Garden**

To the rear of the property you will find a privately enclosed garden which can also be accessed through a timber gate to the side of the property. The garden is laid mostly to lawn but also features a paved patio area and has timber fencing and hedging to the boundaries. Also in the garden is an impressive summer house with electricity and lighting, currently used as a bar, along with two useful timber sheds.

### **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 D.

### **Viewing Arrangements**

By appointment 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.











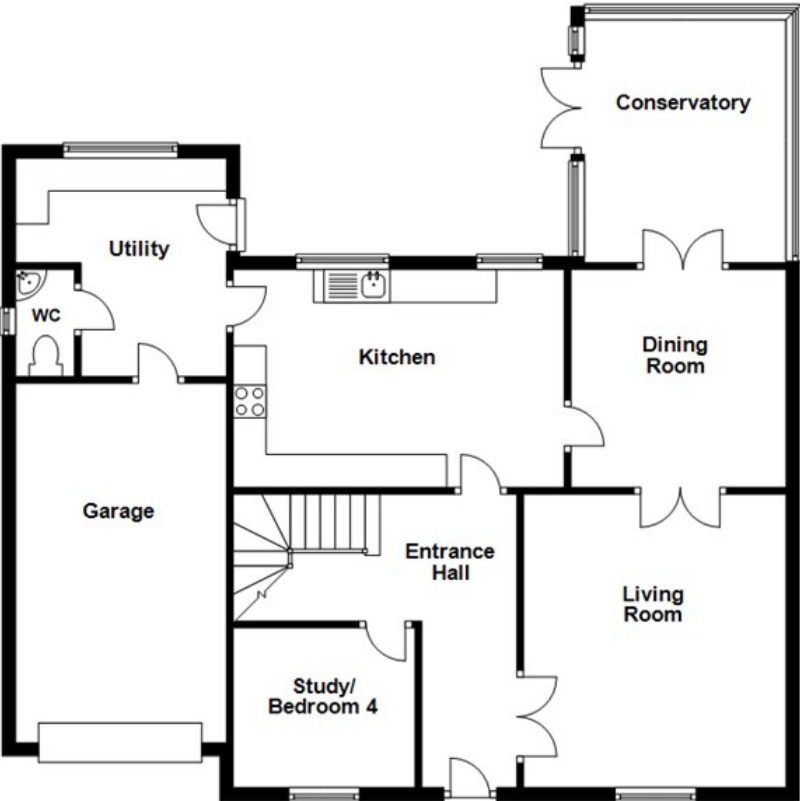




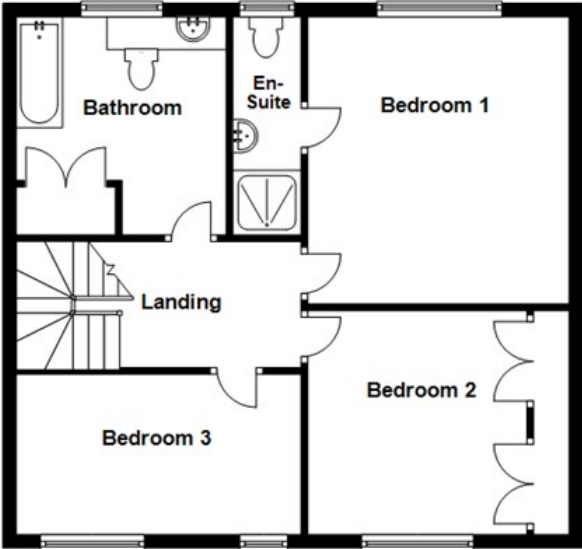




Ground Floor



First Floor



# Directions

From our Alford office head towards the church, turn left onto High Street/West Street then at the Police Station turn right onto Tothby Lane. Continue along this road and Tothby Meadows is the second turning on the right.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) 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   |  |                         |           |
| (55-68) 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 |           |

