CHOICE PROPERTIES

Estate Agents

14 Commercial Road, Alford, LN13 9EY

Price £245,000

It is a pleasure for Choice Properties to offer for sale this impressive and most spacious semi-detached house, occupying a pleasant position just moments from the local amenities in the popular market town of Alford. Boasting a large open plan lounge/diner, four bedrooms and two bathrooms, there is ample living space for a family or entertaining guests. Early viewing is certainly advised.

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

Reception Room
11'6" x 19'1"
Composite entrance door. TV aerial point. Two radiators. Staircase to the first floor landing.

Dining Room
13'11" x 11'11"
Ample space for dining table and chairs. Radiator.

Kitchen
17'4" x 8'7"
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, space for large range style cooker with extractor over, space for freestanding large fridge/freezer. Wall mounted 'Ideal' combination boiler. Breakfast bar. Part tiled walls and tiled flooring. Radiator.

Utility Room
5'5" x 9'11"
Fitted with wall and base units with work surfaces over, plumbing and space for a washing machine and dryer. Part tiled walls and tiled flooring.

Sunroom
14'5" x 8'2"
With double opening 'French' style patio doors leading out to the garden. Radiator.

Bedroom 1
9'7" x 11'10"
Spacious double bedroom with patio doors to the garden. Radiator.

Shower Room
5'2" x 8'1"
Fitted with three piece suite comprising walk-in shower enclosure with mains fed shower over, wash basin set in vanity unit with mixer tap, dual flush wc. Tiled walls and flooring. Heated towel rail radiator.

First Floor Landing
Doors to:

Bedroom 2
12'3" x 9'0"
Spacious double bedroom with built in storage cupboards. Radiator.

Bedroom 3
8'5" x 8'10"
Double bedroom. Radiator.

Bedroom 4
8'7" x 8'11"
Radiator.

Bathroom
5'6" x 9'11"
Fitted with three piece suite comprising panelled 'P' shaped bath tub with taps and shower attachment over, hand wash basin with mixer tap set in vanity unit, dual flush wc. Part tiled walls. Heated towel rail.

Gardens
This impressive property benefits from privately enclosed gardens with timber fencing to the boundaries. The garden is laid mostly to lawn for ease of maintenance and benefits from an additional decked area as well as timber summerhouse.

Outdoor WC
4'5" x 5'9"
Fitted with dual flush wc and hand wash basin with mixer tap.

Workshop
With power and lighting.

Parking
Allocated parking space to the front of the property.

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

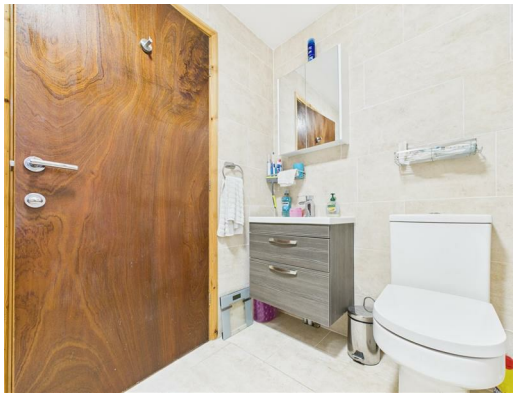
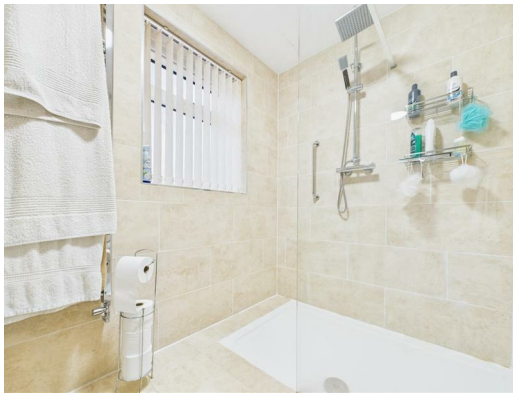
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements
By appointment through Choice Properties on 01507 462277.

Opening Hours
Monday - Friday: 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 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.

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Floor 0 Building 1

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Approximate total area(1)

1326 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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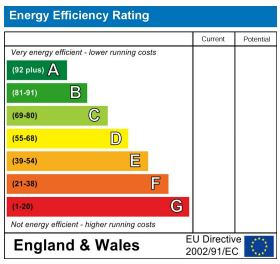
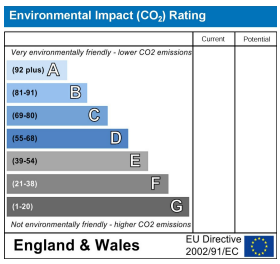
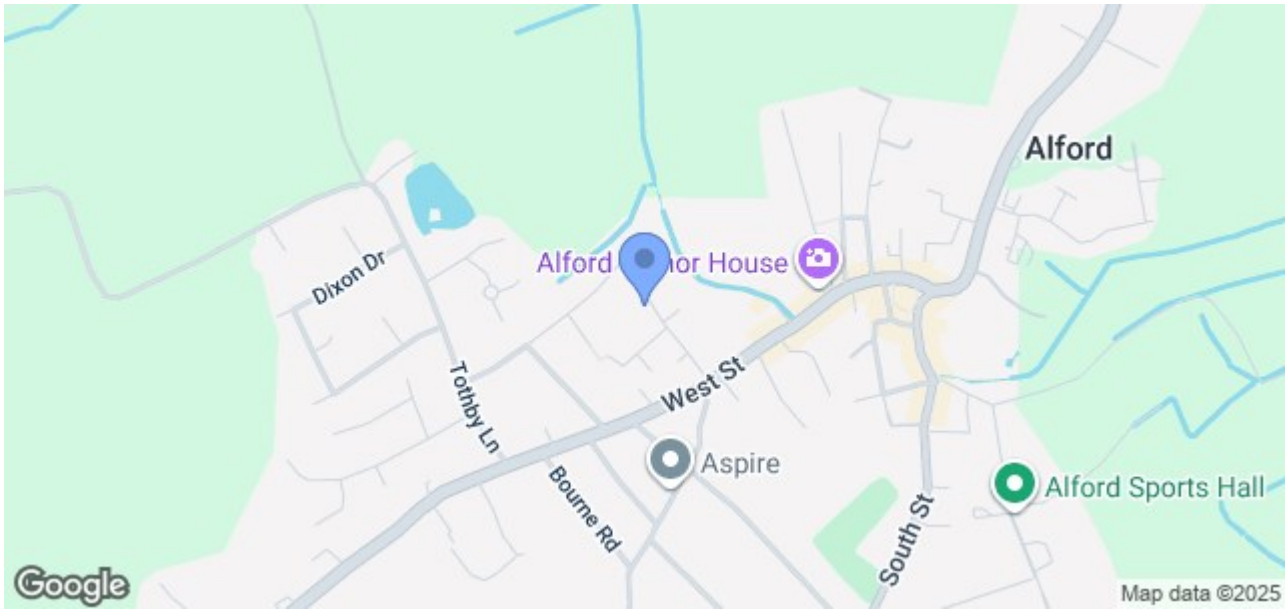
Directions

From our Alford Office take a left and head north towards the junction where you will see the Church ahead, take a left here and head along West Street, just after the Lloyds chemist on the right is a right hand turn into Commercial Road, turn into this road and No 14 is towards the bottom on the left hand side.