



CHOICE PROPERTIES

Estate Agents

Haven House, 11 Park Lane,
Alford, LN13 9DN

Reduced To £575,000



Choice Properties are delighted to offer for sale this most capacious and attractive period home located in the charming historic market town of Alford. Offering 5 bedrooms together with 4 reception rooms and two kitchens this delightful property stands in good sized private gardens with large driveway providing ample parking space for many vehicles. Ideally located for the good primary and secondary schools, local amenities and facilities that Alford has to offer we highly recommend viewing this lovely home.

With the benefit of Gas Central Heating the spacious accommodation comprises:-

Entrance Hall

3'8" x 7'11"

Front Door. Inner door leading to main hall.

Hall

20'4" x 9'11"

Large grand entrance hall with wide staircase leading to the landing.

Lounge

17'4" x 21'7"

Attractive feature fireplace

Dining Room

17'4" x 15'0"

With attractive feature fireplace.

Ground Floor Cloakroom w.c.

With low level flush and wash hand basin.

L-shaped Kitchen

33' x 12'9" x 9'5"

With farmhouse style cream kitchen featuring wall and base units with work surfaces over. Aga set in chimney breast with tiled splashback and mantel over. Separate range cooker with gas hob. Stainless steel sink unit and drainer. Fitted Cupboard. Space for American Fridge/freezer. Fitted Cupboard. Open plan to Sitting room/Conservatory. Rear Access door back garden. Door to back hall.

Utility Room

14'0" x 12'8"

Good sized utility space with separate w.c and wash hand basin. Access to the back hall with door to outside.

2nd Kitchen

8'0" x 13'0"

With 2nd staircase to the landing.

Living Room

21'7" x 17'4"

With log burner set in attractive feature brick fireplace. Fitted Cupboards. French doors to :-

Conservatory

16'8" x 11'6"

With French Doors to the rear garden.

Sitting Room

18'4" x 13'10"

Back Hall

13'10" x 3'5"

Door to outside

Landing

30'5" x 9'11"

Bedroom 1

14'10" x 21'2"

With feature fireplace

Bedroom 2

15'3" x 15'9"

With feature fireplace

Bedroom 3

15'8" x 14'11"

Window to front, door to:

Bathroom

14'4" x 9'0"

Window to side, door to:

Bedroom 4

13'7" x 13'6"

Bathroom

10'1" x 8'6"

Window to rear, door to:

Nursery

7'1" x 13'0"

Bedroom 5

12'4" x 13'0"

Driveway

With ample parking for many vehicles.

Gardens

This attractive period home stands in good sized private gardens. Double gates give access to a large driveway at the front of the property providing ample parking space with additional parking to the side. To the left hand side of the property is a lovely raised patio area providing a lovely space to relax. The gardens continues to the rear and open out on to a large well maintained private lawn featuring colourful flower and shrub borders and well established trees. There is also access from the rear of the garden on to Park Road. To the right of the property sits another patio area to enjoy the garden which leads off the Conservatory. Please also note the grounds are large enough to separate and create a building plot (subject to planning permission) for another property with access to Park Road.

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 F. Amount payable 2024/25 - £3,239.38

Viewing Arrangments

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

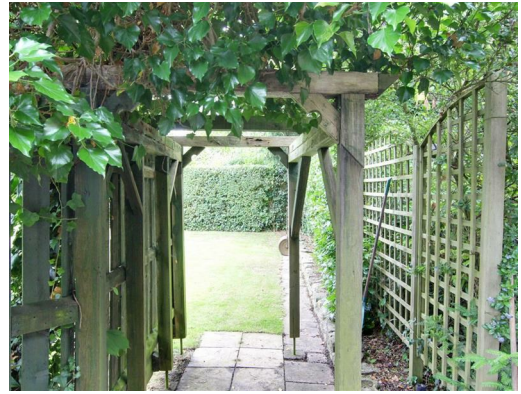
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.







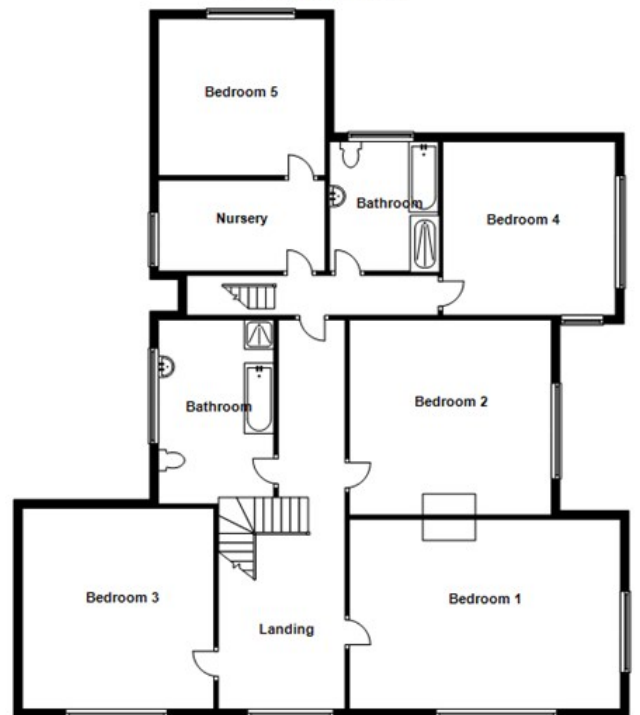
Ground Floor

Approx. 229.1 sq. metres (2572.6 sq. feet)



First Floor

Approx. 166.3 sq. metres (1789.6 sq. feet)



Total area: approx. 405.4 sq. metres (4363.2 sq. feet)

Directions

Use the postcode LN13 9DN for directions to the property and you will find Haven House towards the bottom on the right hand side.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

