



CHOICE PROPERTIES

Estate Agents

68 Hamilton Road,
Alford, LN13 9AX

Price £425,000



Choice Properties are delighted to bring to the market this most spectacular five bedroom semi detached house with three reception rooms and spacious gardens. Benefiting from ample off road parking. double garage, generously proportioned room sizes and spacious gardens, this amazing property is not to be missed, so early viewing is advised to appreciate the size of property on offer here.

This beautiful period home benefits from Gas Central Heating and is mostly double glazed. The spacious well presented internal accommodation consists of :-

Front porch

Covered front porch with tiled floor and gas meter. Entrance door to:

Entrance Hall

23'4" x 6'2"

Staircase to the first floor landing. Radiator. Fitted cupboard housing the electric meter and consumer unit. Thermostat control for the central heating. Fitted bookshelves under the stairs.

Sitting Room

14'3" x 16'9" into bay

Bay window to front. Open fire set in feature tiled surround. Radiator. Centre lighting. Picture rail.

Lounge

14'0" x 19'5" into bay

Box bay window to side. Open fire set in feature brick surround incorporating T.V. standing. Radiator. Centre lighting.

Kitchen/Dining Room

16'2" x 19'11"

Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and gas hob plus filter hood over. Tiled floor. Plumbing for dishwasher. Radiator. Fitted storage cupboard. Programmer controls for the central heating.

Pantry

4'0" x 12'4"

Fitted shelving. Tiled floor.

Porch

Door to:

Rear Lobby

12'3" x 7'6" to widest dimensions

Door to side. Doors to;

Store 1

9'4" x 3'3"

Window to side.

Store 2

9'4" x 4'0"

Utility Room

12'0" x 7'11"

Plumbing for washing machine.

WC

6'3" x 2'11"

With w.c.

1st floor Landing

19'11" x 6'3"

Staircase to the second floor landing. Radiator.

Bedroom 1

13'5" x 13'4"

Radiator. Shower enclosure with mixer shower.

Bedroom 2

17'0" x 12'4"

Radiator. Gas boiler which supplies the central heating and hot water. Airing cupboard housing the hot water cylinder with immersion heater.

Bedroom 3

14'10" x 13'4"

Radiator.

Bathroom

10'1" x 6'3"

With P-shaped bath with mixer shower and screen over plus wash hand basin. Part tiled walls. Radiator.

Separate WC

5'1" x 3'4"

With w.c.. Loft access.

2nd floor Landing

Roof light window.

Bedroom 4

14'2" x 13'4"

Bedroom 5

14'0" x 13'3" to widest dimensions

Cupboard

8'1" x 6'2"

Large storage cupboard housing the header tanks.

Driveway

Spacious block paved driveway with ample parking for several vehicles.

Double Garage

15'10" x 15'3"

With two sets of double opening garage doors. Personal side door.

Gardens

To the front of the property is a small garden with feature planting fronted by a garden wall. To the side is access through to the spacious rear garden which is mainly laid to lawn with paved patios and paths. Mature trees. Feature planting. Vegetable garden.

Tenure

Freehold

Council Tax

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, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 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 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.

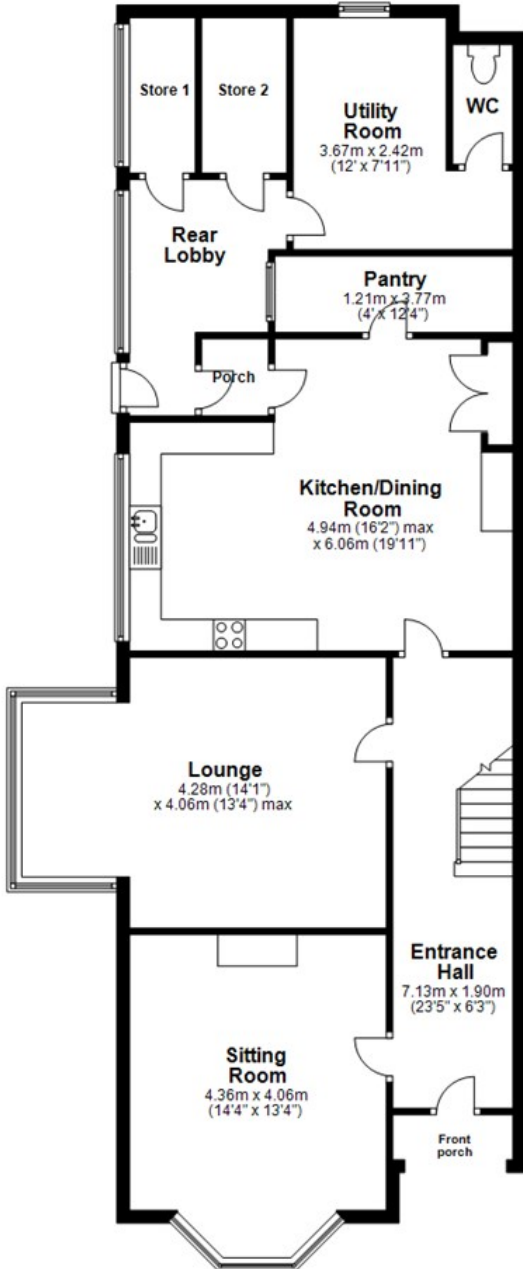






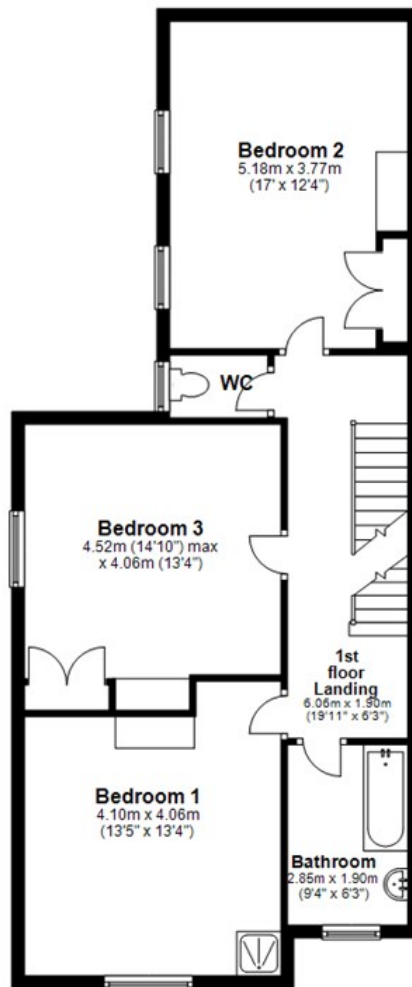
Ground Floor

Approx. 114.4 sq. metres (1231.2 sq. feet)



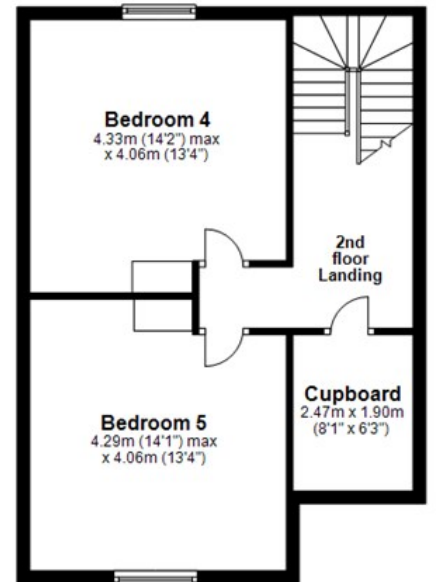
First Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



Second Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



Total area: approx. 240.0 sq. metres (2583.5 sq. feet)

Directions

From our Alford office head towards the Church, at the junction turn left onto High Street/West Street then take your third left into Hamilton Road where you can find number 68 on your right hand side.

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

