



CHOICE PROPERTIES

Estate Agents

23 Farlesthorpe Road,
Alford, LN13 9PS

Price £215,000



Choice Properties are delighted to bring to the market this well-proportioned three-bedroom semi-detached home, occupying a generous plot in the historic market town of Alford.

Conveniently located within easy reach of highly regarded schools, healthcare facilities, public transport links, local shops, and parks, the property offers excellent potential for a range of buyers.

The accommodation comprises a welcoming lounge, separate dining room, fitted kitchen, family bathroom, and a first-floor landing providing access to three bedrooms.

Externally, the property benefits from ample off-road parking, garage, store and extensive gardens to the front, side, and rear, offering plenty of outdoor space for families, gardening enthusiasts, or those looking to extend subject to the necessary consents.

Early viewing is highly recommended to fully appreciate the space, setting, and potential on offer.

Offered to the market with no onward chain.

Perfectly positioned property in Alford with accommodation comprising :

Porch

Door to:

Lounge

11'10 x 10'10

Gas fire inset in timber surround, radiator, cupboard housing electric meter and consumer unit.

Dining Room

12'8 x 11'9

Wood burner set into feature stone surround, part panelled walls, radiator.

Kitchen

11'11 x 8'11

Range of eye level and base units with works surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, part tiled walls, tiled floor, integrated electric oven, gas hob and filter hood over, spot lighting, radiator, door with stairs to first floor landing.

Rear Lobby

Airing cupboard with inset radiator.

Shower Room

Suite comprising low level W.C, wash hand basin and shower cubicle, part tiled walls, radiator.

Side Porch

Tiled floor, combi boiler, plumbing for appliances, rear door, radiator.

Landing

Storage cupboard, loft access, radiator.

Bedroom One

11'11 x 10'10

Radiator.

Bedroom Two

13'4 x 6'10

Radiator.

Bedroom Three

8'8 x 6'10

Radiator,

W.C

Low level W.C, wash hand basin.

Garage

Double garage to rear of yard, store to side.

Driveway

Leading to garage, providing off road parking space.

Garden

To front, side and rear, outbuildings, flowers, trees and shrubs.

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

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.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

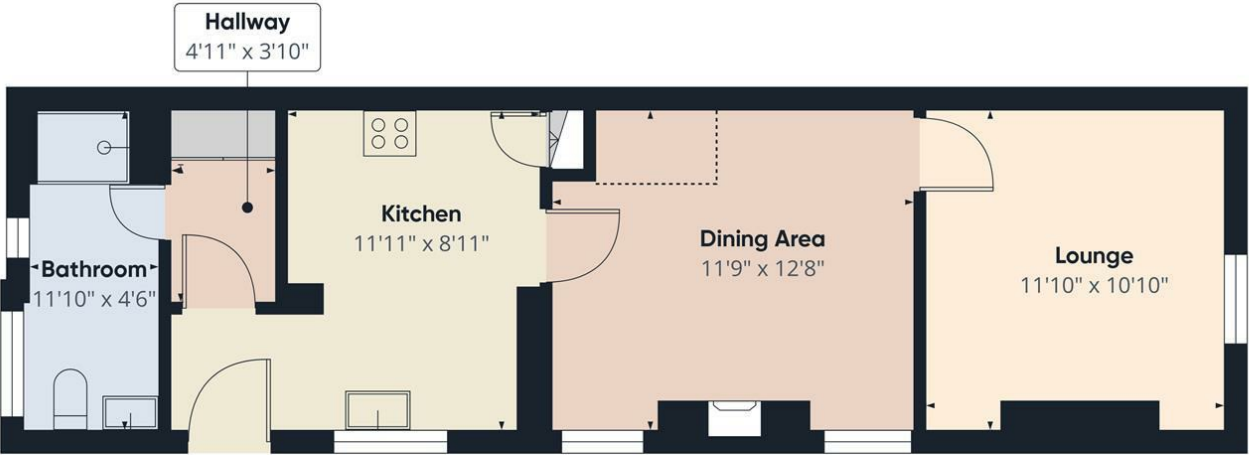
Viewing Arrangements

Contact Choice Properties on 01507 462277

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Floor 0



Floor 1

Approximate total area⁽¹⁾

816 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360

Directions

Exit the office to the right, turn left into Farlesthorpe Road where the property can be found.

