CHOICE PROPERTIES

Estate Agents

24 Chauntry Road, Alford, LN13 9HP

Price £299,950



Choice Properties are pleased to offer this spacious three bedroom detached house. Ideally located in the sought after Historic market town of Alford. Walking distance to local shops, schools, public transport, healthcare services and parks. Accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory, utility / W.C, landing giving access to three good size bedrooms and spacious family bathroom with separate bath and shower cubicle. the property also benefits from gardens to front, side and rear, garage and driveway. An internal viewing is highly recommended. Offered to the market CHAIN FREE.

Spacious property with accommodation comprising :

Entrance Hall
Stairs to first floor landing, radiator.

Lounge
12'9 x 12'8
Double glazed bay window to front, double glazed window to side, feature fire place, radiator.

Dining Room
11'9 x 10'11
Double glazed sliding doors to side opening to conservatory, radiator, opening to :

Kitchen
11'10 x 7'10
Double glazed window to rear, obscure double glazed door to side opening to conservatory, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for Range style cooker, part tiled walls.

Pantry
Double glazed window to side.

Conservatory
15'10 x 10'6
Double glazed windows to sides and rear, double glazed French doors opening to garden, two radiators, tiled floor.

Utility Room / W.C
Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, space for appliances, part tiled walls, built in storage cupboard, radiator.

Landing
Double glazed window to side, loft hatch, airing cupboard, access to :

Bedroom One
17'10x 9'8
Double glazed window to front and side, radiator.

Bedroom Two
11'11 x 11'3
Double glazed window to side and rear, loft hatch, radiator.

Bedroom Three
10'6x 9'1
Double glazed window to front, radiator.

Bathroom
Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap, tiled shower cubicle, tiled walls, heated towel rail.

Garden
Mainly laid to lawn, patio area, green house, brick built workshop, flowers, trees and shrubs, side access.

Garage
Electric up and over door, rear access, power and light.

Driveway
Leading to garage, providing off road parking space.

Alford
Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth's Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

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 C

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

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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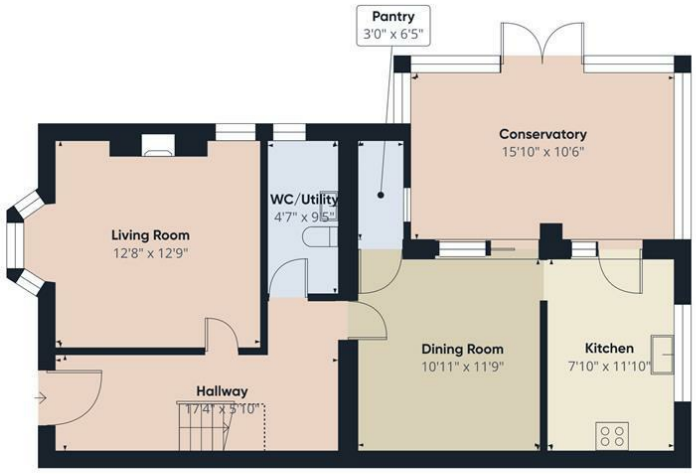




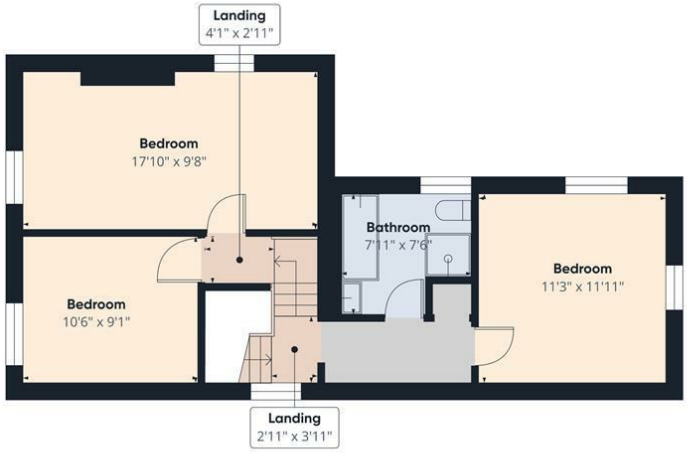








Floor 0





Floor 1

Approximate total area(1)

1282 ft²

Reduced headroom

15 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.

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Directions

Please use postcode LN13 9HP to locate the property.

