CHOICE PROPERTIES

Estate Agents

7 Cherry Tree Lane, Alford, LN13 0ES

Price £215,000

Choice Properties are delighted to present this rare opportunity to acquire a charming three-bedroom semi-detached home, ideally situated in the highly sought-after and picturesque village of Well, near Alford. The accommodation comprises an enclosed porch, welcoming entrance hall, fitted kitchen, spacious lounge, separate dining room, walk-in pantry, ground floor shower room, and a first-floor landing leading to three well-proportioned bedrooms. Outside, the property enjoys gardens surrounding the home, offering excellent outdoor space and further potential. Offered to the market with no onward chain, an early internal viewing is highly recommended.

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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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Located in the sought after area of Well with accommodation comprising :

Enclosed Porch
Double glazed door, tiled floor.

Entrance Hall
Double glazed door, double glazed window, stairs to first floor landing, built in storage cupboard, electric heater, radiator.

Kitchen
9'4 x 7'4
Double glazed window to rear, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls, tiled floor, radiator.

Utility / Pantry
Double glazed window to rear.

Lounge
12'11x 11'
Double glazed window to front, inset wood burner, electric heater.

Dining Room
11'10 x 6'10
Double glazed window to front, free standing wood burner, electric heater, under stairs storage cupboard.

Shower Room
Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, tiled shower cubicle, tiled walls, tiled floor, heated towel rail.

Landing
Double glazed window to rear, open views, airing cupboard.

Bedroom One
11' x 10'1
Double glazed window to front, open views, electric heater.

Bedroom Two
11'1 x 6'11
Double glazed window to rear, open views, electric heater.

Bedroom Three
8'9 x 7'1
Double glazed window to front, electric heater.

Garden
Surrounding the property, mainly laid to lawn, patio area, shed, green house, flowers, trees and shrubs, side access.

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.

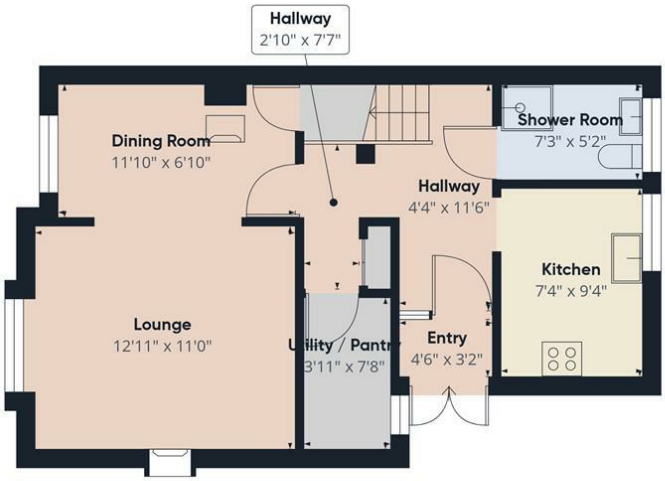
Opening Hours

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

Viewing Arrangements

Contact Choice Properties on 01507 462277

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.



Floor 0

Floor 1

Approximate total area(1)

752 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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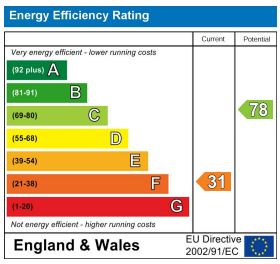
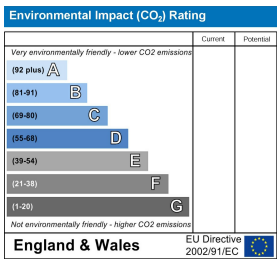
Directions

Please use postcode of LN13 0ES to locate the property.