



# CHOICE PROPERTIES

*Estate Agents*

84 Chantry Road,  
Alford, LN13 9HW

Offers Over £299,995



Welcome to Chantry Road, Alford - a delightful detached house located in a good residential position in this charming market town. This property boasts 3 bedrooms, perfect for a growing family or those in need of extra space. The spacious reception room is ideal for entertaining guests or simply relaxing after a long day.

With a large driveway offering ample parking space and additional standing for a caravan or motorhome, this is a rare find.

Step outside into the pleasant gardens and enjoy the tranquillity and privacy they offer. Imagine sipping your morning coffee surrounded by beautiful greenery - a perfect way to start your day.

The best part? This property comes with no onward chain, making the buying process much simpler. Don't miss out on this fantastic opportunity to own this super home in this lovely market town.

Benefitting from gas central heating and uPVC double glazing throughout, internally the property comprises:

### **Entrance Hall**

7'0" x 8'0"

Radiator. Staircase to first floor landing. Thermostat controls.

### **WC**

7'0" x 3'7"

WC and hand wash basin.

### **Reception Room**

24'1" x 10'0"

Electric fire set in feature surround. Radiator. Double opening patio doors to the rear.

### **Kitchen/Diner**

16'9" x 12'0"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer taps over, integrated electric oven and gas hob with extractor hood over, integrated dishwasher and fridge. Part tiled walls. Karndean flooring.

### **Utility**

6'1" x 8'11"

Radiator. Karndean flooring. Door to rear and door to garage.

### **Landing**

Smoke alarm.

### **Bedroom 1**

12'2" x 10'1"

Radiator. Fitted storage cupboard.

### **Bedroom 2**

11'7" x 10'0"

Radiator. Fitted wardrobe.

### **Bedroom 3**

15'0" x 8'11"

Radiator. Fitted wardrobe. Loft access.

### **Bathroom**

7'9" x 8'6"

Fitted with panelled bath with taps over, shower enclosure with mixer shower over and pedestal wash hand basin. Extractor fan. Chrome towel rail. Airing cupboard housing the hot water cylinder with emersion.

### **WC**

8'2" x 3'2"

WC.

### **Garage**

18'0" x 9'2"

Up and over door. Gas boiler.

### **Driveway**

Providing off road parking. Electric car charging point.

## **Garden**

To the rear of the property is a privately enclosed garden with hedging to the boundaries. The garden is mostly laid to lawn and benefits from a paved patio area and useful timber shed.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

## **Viewing Arrangements**

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.

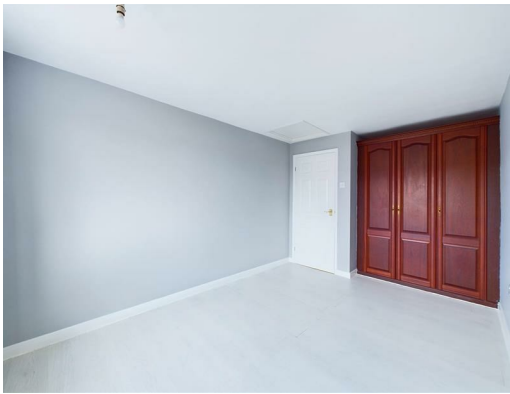
## **Making an Offer**

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.

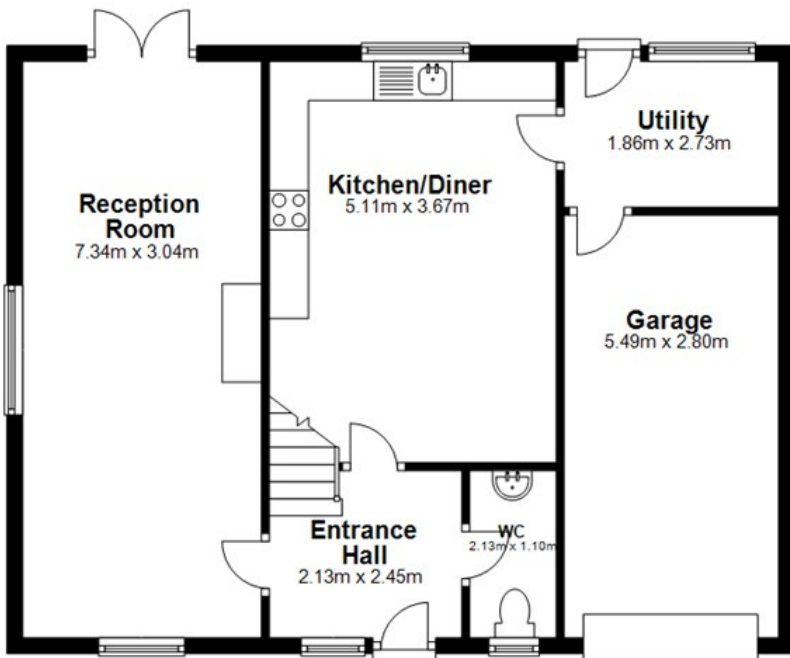
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

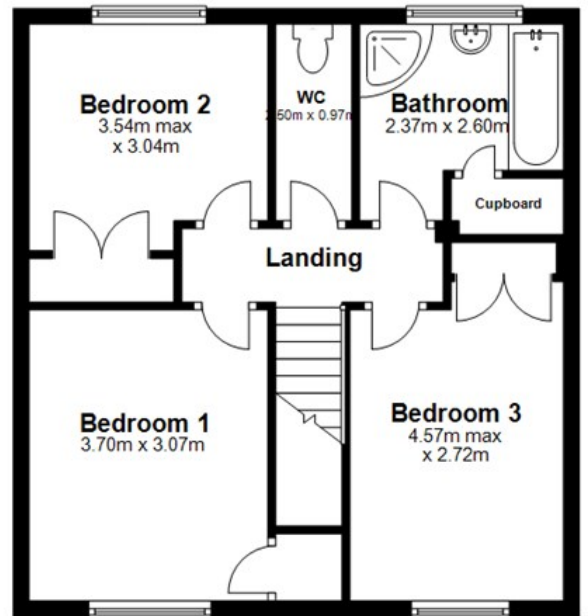




### Ground Floor



### First Floor



# Directions

Take a left out of our Alford office and head north towards the junction with the Church ahead. Take a left here onto West Street, A1104 and continue along until you reach Bourne Road on the left hand side. Take a left here and continue along Bourne Road until you reach the end, take a right here onto Chantry Road and continue along where number 84 can be found on your right hand side a little way down.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			57
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

