CHOICE PROPERTIES

Estate Agents

2 Hamilton Road, Alford, LN13 9HD

Asking Price £210,000



Choice Properties are proud to present to the market this attractive and deceptively spacious three bedroom detached house, ideally located in the highly sought after town of Alford. The property enjoys excellent access to popular local schools, healthcare facilities, and public transport links. The well presented and versatile accommodation comprises a modern fitted kitchen, spacious lounge, and separate dining room. To the first floor are three well proportioned bedrooms, a useful fourth bedroom ideal as a home office or nursery, and excellent built-in storage throughout. The accommodation is completed by a generous family bathroom featuring both a separate bath and shower cubicle. Externally, the property benefits from well maintained gardens to both the front and rear, providing ideal spaces for relaxation and entertaining. Early internal viewing is highly recommended to fully appreciate the space, presentation, and desirable location this fantastic home has to offer.

Spacious and well presented accommodation comprising :

Entrance Hall
Stairs to first floor landing, door to:

Lounge
Window to front, feature wood burner, open plan to:

Dining Room
Double glazed French doors to rear opening to rear garden, feature fireplace, access to:

Kitchen
Double glazed windows to side and rear, double glazed door to side opening to garden, range of eye level and base units, sparkle flecked worktops, inset sink with drainer, built in oven, hob and extractor fan, built in fridge/freezer, space for appliances, access to large walk-in understairs storage space.

Landing
Glass and timber balustrade, built in storage cupboards.

Office / Study
Window to side, wall mounted boiler.

Bedroom One
Window to rear.

Bedroom Two
Window to front.

Bedroom Three
Window to front

Bathroom
Obscure window to rear, white suite comprising low level w.c, wash hand basin, panelled bath with mixer tap and shower attachment, separate shower cubicle, part tiled walls.

Front Garden
Pathway to front door, flowers and shrubs, fenced.

Rear Garden
Mainly laid to lawn, patio area, log store, flowers, trees and shrubs, shed, side access, fenced surround.

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

Tenure
Freehold

Viewing Arrangements
By appointment through 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.





















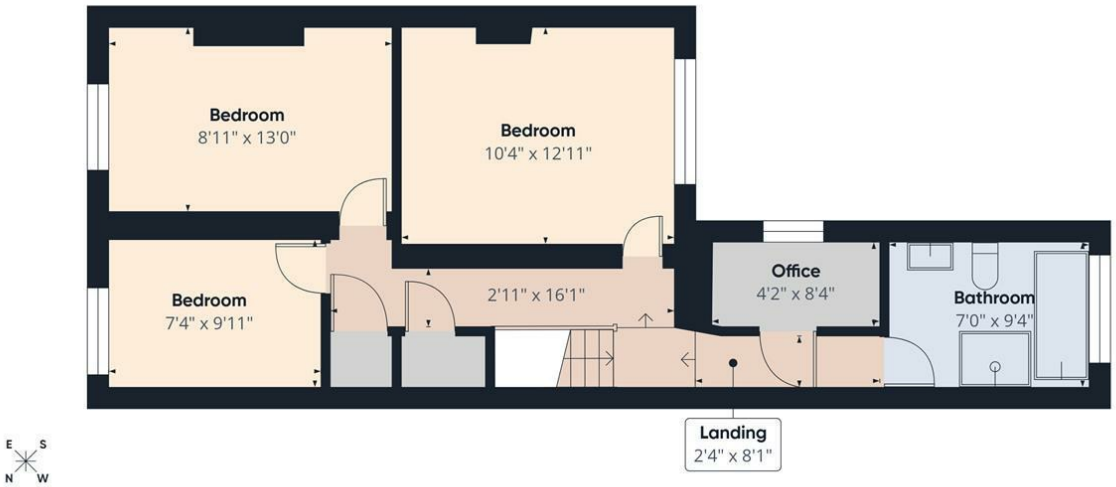








Floor 0



Floor 1

Approximate total area(1)

1060 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.

GIRAFFE360

Directions

From Our Office In Alford, Turn left onto High Street, Continue on that road and Hamilton Road can be found on your left hand side.

