



CHOICE PROPERTIES

Estate Agents

Yew Tree Cottage Alford Road,
Alford, LN13 9PY

Price £350,000



Nestled in the sought after village of Bilsby, Yew Tree Cottage offers the perfect blend of countryside charm and convenient access to the nearby coast and neighbouring market towns. Set within good sized beautifully maintained gardens, this delightful detached cottage features spacious accommodation including a generous lounge, well appointed kitchen and three bedrooms - one of which is located on the ground floor and could serve as a cosy sitting room or flexible living space. With a private driveway and garage and local amenities and schools in Alford being only a short distance away this is a wonderful opportunity to enjoy rural living without compromising on convenience.

Benefitting from gas central heating and uPVC double glazing throughout, this most spacious accommodation comprises:

Porch

Front entrance door.

Reception Room

12'0" x 26'7"

Light and airy reception room. Multi-fuel stove set in feature surround with tiled hearth and wooden mantle. TV aerial point. Ample space for dining table. Staircase to the first floor landing. Three radiators.

Hall

Tiled flooring. Door to:

Sitting Room/Bedroom 3

11'10" x 11'10"

Spacious sitting room/third bedroom with double opening patio doors leading to the garden. Radiator.

WC

3'10" x 6'5"

Fitted with wc and wash hand basin. Part tiled walls.

Kitchen

5'11" x 18'6"

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor over, integral fridge, plumbing and space for a dishwasher. Cupboard housing the wall mounted 'Worcester' combination boiler. Tiled flooring. Part tiled walls. Radiator. Spot lighting.

Utility

6'10" x 11'11"

Fitted with base units with work surfaces over, plumbing for a washing machine, integral freezer, uPVC door leading to the garden. Tiled flooring. Radiator.

Landing

Radiator. Doors to:

Bedroom 1

8'9" x 16'2"

Spacious double bedroom. Dual aspect windows. Radiator. Loft access.

Bedroom 2

11'11" x 12'1"

Spacious double bedroom with dual aspect windows. Radiator.

Bathroom

6'0" x 12'6"

Fitted with white three piece bathroom suite comprising panelled bath tub with taps and shower over, hand wash basin set in vanity unit and dual flush wc. Part tiled walls. Spot lighting. Radiator. Airing cupboard and storage space.

Driveway

Providing off road parking for up to four vehicles.

Garage and Workshop

Detached garage with up and over door to the front, power and lighting. Workshop to the rear with power, lighting and side access door.

Gardens

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

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

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

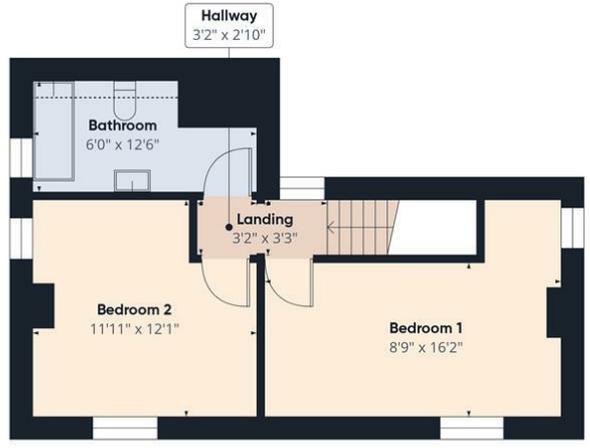








Floor 0



Floor 1

Approximate total area⁽¹⁾
1106 ft²
Reduced headroom
24 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

Take a left out of our Alford Office and head north along South Market Place, once at the junction with the Church take a right and head along East Street until you come to the junction sign posted to Sutton on Sea, take a right here and continue into Bilsby. Once in Bilsby, you will find the petrol station on your right hand side, the property is shortly after.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 67 |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

