



CHOICE PROPERTIES

Estate Agents

6 Mill Row,
Alford, LN13 0BA

Asking Price £127,500



Choice Properties are delighted to bring to market this charming one bedroom end-terraced house, enjoying outstanding views across open farmland. The property offers well-presented and versatile accommodation comprising an enclosed porch, comfortable lounge, kitchen/breakfast room, double glazed conservatory, modern shower room, double bedroom and a useful loft room. To the rear, the property benefits from a garden which takes full advantage of the stunning open countryside views, providing a lovely outdoor space and a particularly attractive feature of the property. Ideally suited to a first-time buyer, single occupant or as a potential investment opportunity. An internal viewing is highly recommended to fully appreciate the accommodation, views and location on offer.

Outstanding Views With Accommodation Comprising :

Enclosed Porch

Double glazed door to front, double glazed window to side, opening to:

Lounge

12'2 x 11'4

Double glazed window to front, radiator.

Conservatory

9'10 x 8'

Double glazed conservatory with double glazed French doors to rear opening to garden, radiator.

Kitchen / Breakfast Room

10'6 x 6'5 plus 11'10 x 8'4

Double glazed window to rear, double glazed door to rear opening to garden, range of base units, stainless steel sink, space for appliances, part tiled walls, stairs to first floor landing, radiator.

Shower Room

Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin, tiled shower cubicle, tiled walls, tiled floor, radiator.

Stairs to First Floor

Double glazed window to side, access to loft room

Bedroom

12'10 x 12'1

Double glazed window to front and side, radiator.

Loft Room

10' x 4'1

Storage space, wall mounted boiler.

Garden

Stunning views over farmlands, mainly laid to lawn, flowers and shrubs, shed, 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.

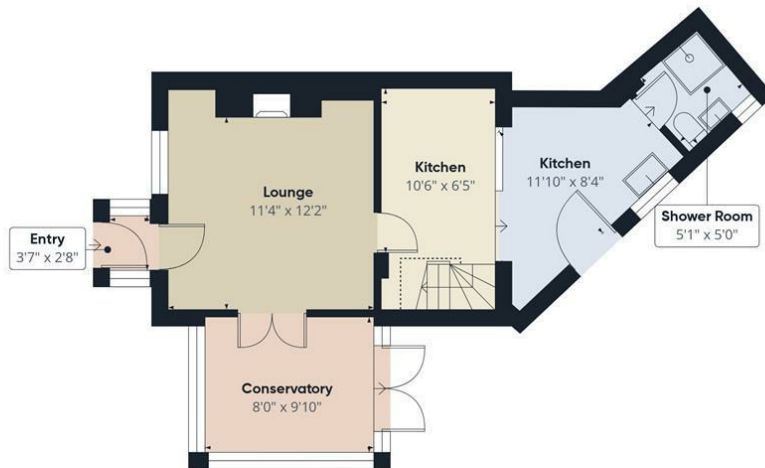
Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

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⁾

634 ft²

Reduced headroom

42 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 of LN13 0BA to locate the property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
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