CHOICE PROPERTIES
Estate Agents

Meadowbank House Low Road, Alford, LN13 0ER

Asking Price £495,000

Choice Properties are delighted to present this impressive five-bedroom detached residence, located in the highly sought-after and picturesque village of Well, near Alford. Occupying approximately half an acre (STS), this spacious family home offers versatile and well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hall, generous lounge, formal dining room, additional reception room, fitted kitchen with dining area, utility room, pantry, cloakroom/W.C., and lobby. To the first floor, the landing provides access to the principal bedroom with en-suite shower room, four further bedrooms, and a family bathroom.
Externally, the property enjoys stunning mature gardens surrounding the home, together with a double garage and ample driveway parking. Offered to the market with no onward chain, an internal viewing is highly recommended to fully appreciate the space, setting, and potential this wonderful home has to offer.

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The Property Ombudsman
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Spacious five bedroom detached house located in the sought after village of Well. Accommodation comprising :

Entrance
Radiator, door to:

Entrance Hall
Stairs to first floor landing, under stairs storage cupboard, two radiators, night storage heater.

Cloakroom / W.C
White suite comprising low level W.C, pedestal wash hand basin with tiled splash back, radiator.

Lounge
17'10 x 13'6
Bay window to front, window to side, feature fire place, two radiators, opening to:

Dining Room
14'11 x 11'7
Window to rear, window to side, French doors to rear opening to garden, radiator, programable storage heater.

Reception Room
13'8 x 11'
Bay window to front, feature fire place, radiator.

Kitchen / Dining Room
18'11 x 11'8
Window to rear, door to rear opening to garden, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in double oven and hob, space for appliances, part tiled walls, radiator.

Utility Room
Window to rear, stainless steel sink, space for appliances, programable storage heater, radiator, part tiled walls.

Lobby
Door to side opening to garden, access to walk-in pantry with window, access to garage, boiler room.

Landing
Airing cupboard, built-in storage cupboard, radiator.

Bedroom One
15'4 x 12'3
Window to rear, built-in wardrobes, radiator, programable storage heater, door to :

En-suite Shower Room
Obscure window to rear, suite comprising low level W.C, pedestal wash hand basin, tiled shower cubicle, tiled walls, radiator.

Bedroom Two
14'7 x 11'9
Window to front and side, radiator, programable storage heater.

Bedroom Three
10'10 x 9'4
Window to front, built-in wardrobes, radiator.

Bedroom Four
11' x 11'
Window to front, radiator.

Bedroom Five
11'8 x 9'1
Window to rear, programable storage heater, radiator.

Bathroom
Obscure window to rear, suite comprising low level W.C, pedestal wash hand basin, panelled bath, tiled shower cubicle, part tiled walls, radiator, loft hatch.

Double Garage
17'3 x 15'11
Up and over door, two windows to side, power and light, internal access.

Driveway
Leading to garage, providing off road parking space.

Garden
Mature gardens surrounding the property, lawned areas, patio area, pathway, timber summer house, two timber sheds, green house, fruit trees, wildlife pond, flowers, trees and shrubs, hedged surround.

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 E

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)

2415 ft²

Reduced headroom

4 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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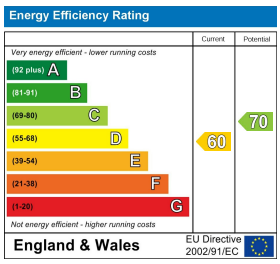
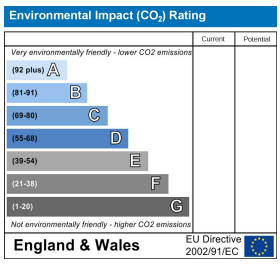
Directions

Use the postcode of LN13 0ER to find the property.