



CHOICE PROPERTIES

Estate Agents

7 Bilsby Road,
Alford, LN13 9EW

No Onward Chain £395,000



Choice Properties are delighted to offer you this beautifully presented detached house located in a pleasant position in a sought after location on the edge of the charming historic market town of Alford. Boasting open views to the front and side over farm land, you will want to view this charming home at your earliest convenience.

The spacious well laid out internal accommodation has the benefit of Gas Central Heating and UPVC double glazing and comprises :-

Front entrance door to:

Entrance Hall

15'2" x 6' extending to 9'

Staircase to the first floor landing. Radiator. Solid oak flooring. Understairs storage cupboard. Thermostat control for central heating. Power Points. Internal door to the garage.

Lounge

15'0" x 13'0" extending to 15' into bay

Bay window. Original feature fireplace with living flame gas fire. 2 Radiators. Solid oak flooring. Wall and centre lighting. Power Points. TV Aerial Point.

Dining Room

12'0" x 11'10"

Open fire set in feature tiled surround. Radiator. Picture rail. Centre Lighting. Power Points. Double opening 'French' doors leading out to the rear garden.

Kitchen

8'5" x 18'6"

Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Integrated dishwasher and fridge/freezer. Plumbing for washing machine. Space for range oven with stainless steel extractor hood over. Radiator. Power Points. Spot lighting. Tiled floor.

Utility Room

4'7" x 13'5"

Fitted cupboards. Tiled floor. Power Points. Door leading out to the rear garden. Door to:

WC

5' x 3'

Original high level flush WC. Tiled floor.

Landing

15'2" x 6' extending to 12'7"

Access to the loft area.

Bedroom 1

15'0" x 13'0" extending to 15' into bay

2 Radiators. Bay window. Picture rail. Power Points.

Bedroom 2

12'0" x 11'10"

Radiator. Picture rail. Feature fireplace. Power Points.

Bedroom 3

11'7" x 9'0"

Radiator. Picture rail. Power Points.

Bedroom 4

8'5" x 9'2"

Radiator. Picture rail. Power Points.

Bathroom

8'5" x 9'0"

With three piece white suite which consists of a panelled spa bath, large shower enclosure with mixer shower and wash hand basin. Fitted storage cupboards. Heated towel rail/radiator. Fully tiled walls. Tiled floor.

Separate WC

3'3" x 5'9"

WC. Half tiled walls. Tiled floor. Heated towel rail/radiator.

Driveway

Spacious driveway with ample parking for several vehicles.

Integral Garage

15'1" x 9'0"

Sliding bi-fold timber garage doors. Gas combination boiler which supplies the central heating and hot water. Electric meter and consumer unit.

Gardens

To the front of the property are lawned gardens with flower beds and borders. Mature trees. To the side is gated access to the privately enclosed rear garden which is also laid to lawn with a timber decked area, paved paths, timber shed and summerhouse.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

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. Amount payable in 22/23 is £1,657.92

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

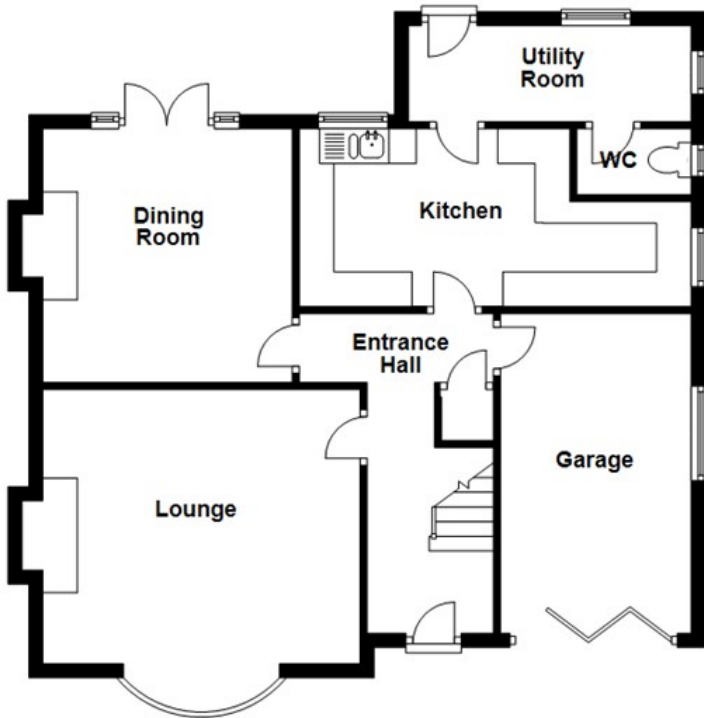
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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.

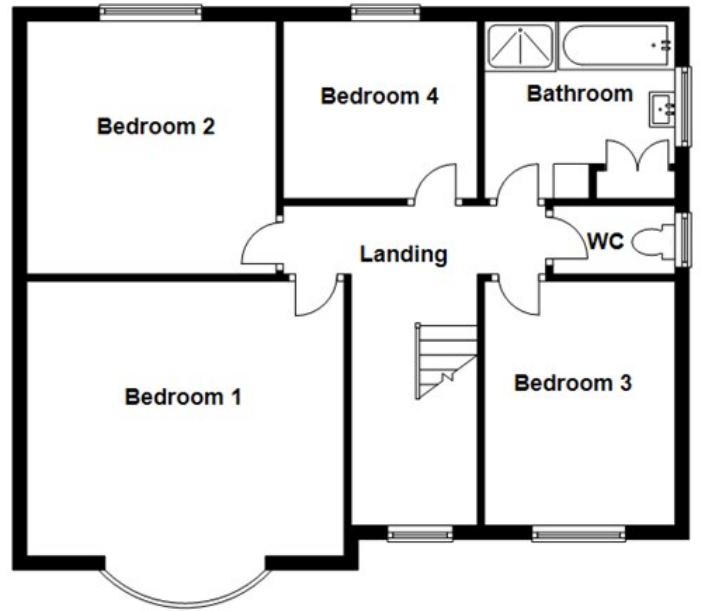




Ground Floor



First Floor



Directions

From our Alford office head towards the Church then turn right onto East Street before turning right again onto Bilsby Road where number 7 can be found on your left hand side just before you leave Alford.

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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

