CHOICE PROPERTIES

Estate Agents

33 Parsons Lane, Alford, LN13 9AZ

Asking Price £210,000



Choice Properties are pleased to offer this modern and spacious three bedroom semi detached house. Ideally located in Alford giving good access to local shops, schools, parks, healthcare services and parks. Modern and well presented accommodation comprising entrance hall, lounge, kitchen / dining /day room, utility room, ground floor cloakroom / W.C, lean to store, landing giving access to three good size bedrooms and modern family bathroom. The property also benefits from gardens and gated driveway. An internal viewing is highly recommended. Offered to the market CHAIN FREE.

Modern and spacious accommodation comprising :

Entrance Hall
Stairs to first floor landing, radiator.

Lounge
12'3 x 10'5
Double glazed window to rear, gas fire, radiator.

Kitchen / Dining / Day Room
18'10 x 13'9
Double glazed window to front, double glazed sliding doors to rear opening to garden, range of eye level and base units, stainless steel sink with mixer tap and drainer, feature island, built in oven, hob and extractor fan, built in fridge, space for appliances, radiator.

Utility Room
12' x 5'5
Double glazed window to rear, double glazed door to side, range of eye level and base units, stainless steel sink with mixer tap and drainer, worktop space, space for appliances.

Lean-to Store
Doors to front and rear.

Cloakroom W.C
Obscure double glazed window to side, white suite comprising low level W.C, tiled walls, tiled floor, extractor fan.

Lobby
Double glazed door to front, tiled floor.

Landing
Double glazed window to front, loft hatch.

Bedroom One
12'3 x 9'6
Double glazed window to rear, built in wardrobes, airing cupboard, radiator.

Bedroom Two
11'8 x 9'2
Double glazed window to rear, built in storage cupboard, radiator.

Bedroom Three
9'4 x 9'4
Double glazed window to front, built in storage cupboard, radiator.

Bathroom
Obscure double glazed window to front, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath, shower fitted above bath, tiled walls, heated towel rail.

Garden
Mainly laid to lawn, flowers, trees and shrubs, patio area, green house, shed, log store.

Driveway
Gated driveway providing off road parking space.

Alford
Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth's Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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

Viewing Arrangements
Contact Choice Properties on

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.



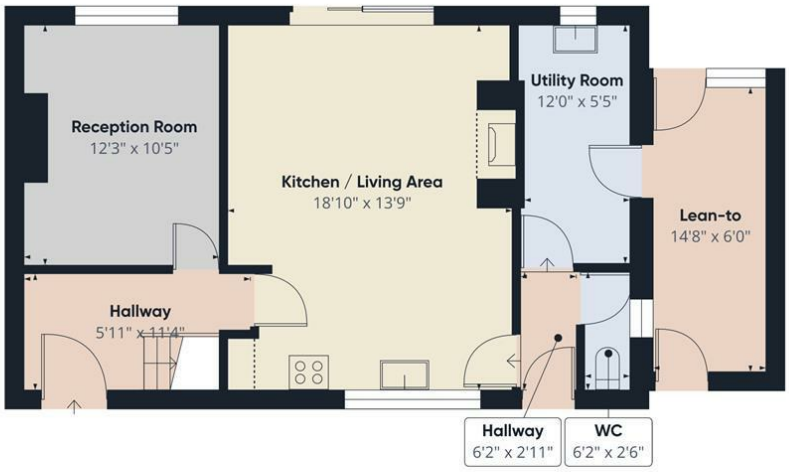










Floor 0



Floor 1



Approximate total area(1)

1076 ft²

Reduced headroom

10 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.

GIRAFFE360

Directions

Please use postcode of LN13 9AZ to locate the property. What 3 words - lecturing.suits.adjusted

