



# CHOICE PROPERTIES

*Estate Agents*

Melrose Cottage Main Road,,  
Alford, LN13 0LN

Price £269,950



Choice Properties are delighted to present this charming two bedroom detached cottage, located in the picturesque village of Strubby, Alford. Brimming with character, the property sits on a generous plot featuring a gated driveway, garage/workshop, hard standing area and ample garden space. Inside, the spacious accommodation showcases a selection of original features, while outside you can enjoy far-reaching views. Offered to the market chain free, this wonderful home must be viewed to be fully appreciated.

With its character and charm, far reaching views and accommodation comprising:

### **Entrance Reception**

10' x 11'6

Double glazed door to front, double glazed window to rear, radiator.

### **Lounge**

15'9 x 11'11

Two double glazed bay windows to front, double glazed window to rear, double glazed French doors to rear opening to garden, feature wood burner, under stairs storage cupboard, radiator, stairs to first floor landing.

### **Kitchen**

11'10 x 11'8

Double glazed window to rear and side, door to rear opening to conservatory, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for Range style cooker, space for appliances, part tiled walls, radiator.

### **Conservatory**

7'4 x 5'10

Double glazed window to rear and side, double glazed door to side opening to garden.

### **Landing**

Access to:

### **Bedroom One**

11'7 x 9'11

Double glazed windows to front and rear, far reaching views, feature fire place, radiator.

### **Bedroom Two**

11'10 x 8'11

Double glazed window to front and rear, far reaching views, radiator.

### **Bathroom**

Obscure double glazed window to rear, white suite comprising low level w.c, pedestal wash hand basin, panelled bath, shower fitted above bath, glazed shower screen door, airing cupboard, tiled walls, tiled floor, radiator.

### **Garden**

Mainly laid to lawn, patio area, flowers, trees and shrubs.

### **Driveway**

Gated driveway leading to hardstanding area, garage / workshop. Providing ample off road parking space.

### **Garage / Workshop**

Twin opening doors, power and light.

### **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](http://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

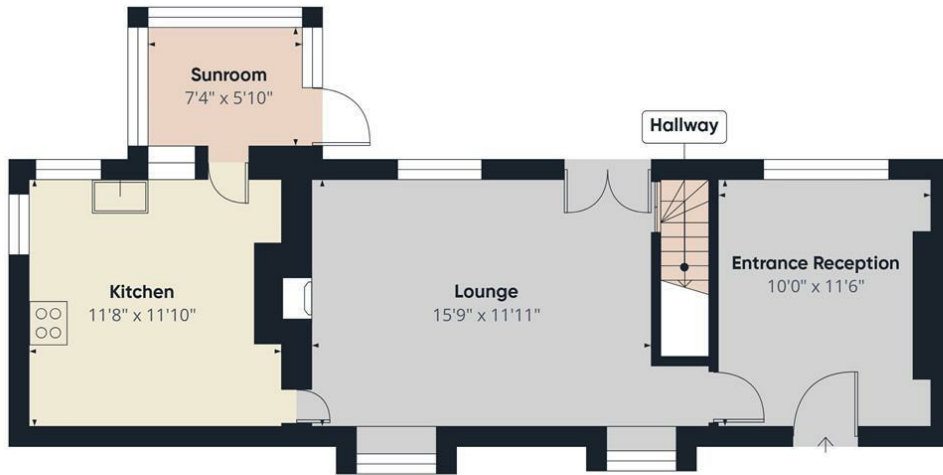
## **Making An Offer**

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 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.

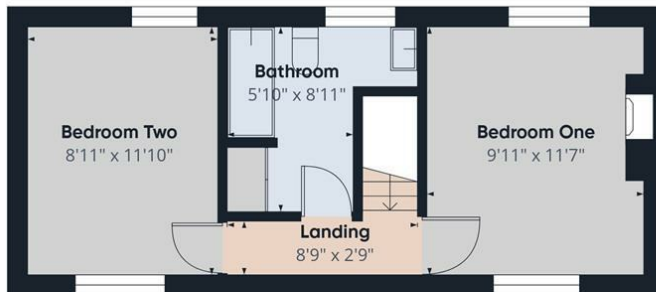
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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

Approximate total area<sup>m</sup>  
830 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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

Start at Choice Properties, 16 South Market Place, Alford (LN13 9AE) Head north/northeast through Alford to get to the A1104 (via the town centre/Main Road/Church-Street) — essentially leave the Market Place and follow signs for A1104 out of town. Continue heading out of Alford on A1104 towards the direction of Strubby. After leaving Alford along A1104, look for signage for Strubby / Strubby Airfield / Main Road. Turn onto the local road leading to Strubby / Main Road. Continue along Main Road into the village/area of Strubby until you reach LN13 0LN. According to mapping data, LN13 0LN lies on Main Road, Strubby.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

