



# CHOICE PROPERTIES

*Estate Agents*

4A West Street,  
Alford, LN13 9DG

Asking Price £210,000



Choice Properties is delighted to present this beautifully updated three-bedroom semi-detached home, full of character and ideally situated in the heart of Alford's historic market town. Available fully furnished or unfurnished, this impressive property is just a short walk from a wide range of local amenities.

Offering an exceptional blend of period charm and modern comfort, this spacious home extends to approximately 1,500 sq ft. High ceilings throughout enhance the sense of space and light, creating an open and inviting atmosphere rarely found in properties of this type and location.

The accommodation boasts an abundance of storage, along with a wealth of original features that add to the home's unique appeal and character. Every room has been thoughtfully maintained and presented, offering both practicality and style.

Early viewing is highly recommended to fully appreciate the generous proportions, impressive ceiling heights, character features, and overall quality of this remarkable home.

This well-maintained residence offers:

- Generous Living Space with gas central heating and uPVC double glazing.
- An abundance of storage space - storage is everything and this definitely has it.
- Functional Outbuilding/office currently set up as a very spacious home office, perfect for remote working, hobbies or family entertainment room.
- Private Off-Road Parking to the rear for 2 vehicles.
- Furniture can be included
- New flooring and carpets throughout

### **Entrance Lobby**

4'00" x 2'11"

Front door leading into the entrance lobby with storage recess with hanging rail and storage, an opening through to both the kitchen/diner and lounge .

### **Kitchen/Diner**

14'00" x 19'06"

Stylish high end 'Poggenpohl' kitchen fully fitted with Siemens appliances and a range of wall and base units with more than the average storage space, marble island with seating providing dining space with further storage, one and a half bowl stainless steel integrated sink with mixer tap, four ring 'Siemens' induction hob with 'Klarstein' extractor hood, fitted 'Siemens' electric oven, fitted 'Siemens' microwave/oven, 'Siemens' dishwasher, 'Siemens' fridge/freezer, 'Siemens' wine cooler, 'Siemens' coffee maker, new laminate flooring throughout, partly tiled walls and double opening 'French' doors to the rear garden. Anthracite column radiator.

### **WC/Utility Area**

4'05" x 8'00"

Fitted with a WC with dual flush button, hand wash basin with mixer tap; built into vanity, new laminate flooring, tiled splashback, a 'Manrose' extractor fan, discrete and hidden away in the ceiling there is also a hanging jenny for drying your laundry at no cost to you or the environment providing, plumbing for the Sharp 10L washing machine (which can also be left). Anthracite column radiator.

### **Reception Room**

16'00" x 15'05"

Exceptionally spacious light and reception room benefiting from beautiful high ceilings, fitted grey unit with even more storage and shelving, featuring a magnificent one-of-a-kind chandelier, laminate flooring, a TV aerial, new corner sofa and yellow love seat sofa.com armchair and stairs to the first floor. 2 x Anthracite column radiators.

### **Landing/Hallway**

4'00" x 25'03"

Providing access to both of the loft spaces, with a duplicate new Jelly Fish chandelier, extra large built in airing cupboard with shelving with 2 Anthracite column radiators and doors to:

### **Bedroom 1**

16'00" x 15'05"

An exceptionally large master bedroom which dwarfs the king-size bed and also benefits from a walk-in wardrobe and fitted with a TV aerial new Tear Drop chandelier, standalone wardrobes and bedside cabinet, matching white draw set and mirrored bedroom units. Anthracite column radiator.

### **Bedroom 2**

11'00" x 11'06"

Another large double bedroom benefiting from two large windows with Georgian style bars. Ikea draw unit and wardrobe. Anthracite column radiator.

### **Bedroom 3**

9'02" x 11'05"

A third larger than the average double bedroom, perfect for guests or family with an Ikea pull out day bed. Anthracite column radiator.

### **Bathroom**

14'02" x 6'04"

Larger than average bathroom with luxurious fitted three piece suite comprising a freestanding double ended roll top bath tub with shower, hand wash basin, and traditional WC with pull chain — an inviting retreat to unwind.

## **Driveway**

To the rear of the property you will find a driveway laid with shingle providing off road parking for two vehicles. The property also benefits from usage of shared parking after 6pm on weekdays and all throughout weekends. Alford also has generous free parking just seconds away in the town.

## **Garden**

To the rear of the property you will find a privately enclosed garden, paved and laid with single for ease of maintenance with timber fencing to the boundary. The garden additionally benefits from a useful day house/shed as well as a flourishing apple tree with ample space for an array of potted plants and two paved patio areas, perfect for outdoor dining and entertaining.

## **Outbuilding/Home Office**

14'06" x 15'00"

This versatile space currently serves as a large home office with plenty of power points, lighting with even more availability for storage and fridge freezer with French doors leading to the garden.

## **Location**

Alford is a historic market town located at the foot of the Wolds known for its thatched cottages and manor house which line parts of the high street. In terms of amenities, Alford is home to a variety of independent shops such as bakers, butchers, greengrocers, cafes, restaurants, and pubs. It also has a selection of Primary, Secondary and Grammar schools. Alford also holds their own market on Tuesdays and Fridays boasting local produce.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

## **Opening hours**

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 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.

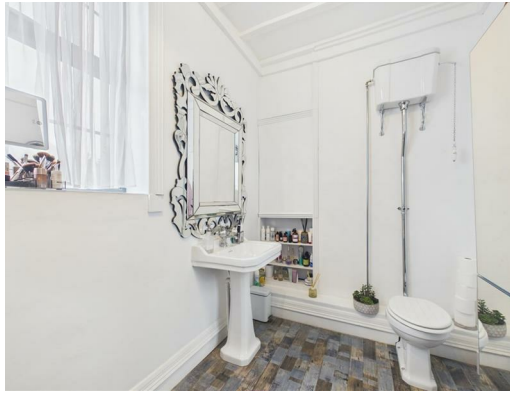
## **Council tax band**

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 A.

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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1486.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Alford office head North along south market place until you get to the junction with the church facing you. Take a left here and travel for around 100 metres where just after Hunts travel on your left hand side there is very small side road directly after a white house. On the left hand side of this side road is the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	45
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			
(55-60) 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	

