CHOICE PROPERTIES
ESTATE AGENTS

# 3 Station Road, Alford, LN13 9HY

## Price £359,950




Homes like this rarely come to market, we at Choice Properties are delighted to present to you this stunning residence which stands proudly in a superb location in the heart of the charming market town of Alford located at the foot of the Lincolnshire Wolds (AOB). Featuring 5 Double Bedrooms (1 en suite), 2 Receptions Rooms plus a light airy basement room and a beautiful 23' Kitchen/Diner this individual home stands in private gardens with ample parking. If you are looking for that perfect family home this property is a true delight.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea, Lincolnshire, LN12 2HB
Tel 01507 443777

The Property Ombudsman
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Directors C.M.A. Bee, R.J. Houltby Reg No. 04839633

With the added advantage of Gas Fired Central Heating, UPVC Double Glazing, and revived wooden floors the most spacious and well laid out internal accommodation consists of:-

**Entrance Hall**
Radiator. Power points. Staircase to landing. Door to Snug/Basement room.

**Lounge**
14'0" x 13'5"
Original Feature Arch Window. With feature Adam style fire surround. Radiator. Power points. Double opening doors to:-

**Dining Room**
17'0" x 10'0"
With Adam style fire surround. Radiator. Power points.

**Snug/Basement Room**
17'4" x 14'
With feature beamed ceiling. Fitted Double cupboards. Gas boiler which supplies central heating system and hot water. Radiator. Power points.

**Kitchen/Diner**
23'0" x 14'7"
With white wall, base and pan drawer units with work surfaces over. Glass fitted display cupboards with feature lighting. Under cupboard lighting. One and half bowl sink unit and drainer with mixer tap. Part tiled walls. Britannia range cooker with extractor hood over included, Integrated Neff dishwasher. Samsung American Fridge/Freezer included. Samsung washing machine and tumble dryer included. Utility Cupboard with shelving.Power points. Attractive flagstone floor. Overhead feature lighting. Double opening doors to private patio area.

**Back Hall**
With rear access door. Radiator.

**Cloakroom w.c.**
With w.c. and wash hand basin.

**Staircase to Landing**

**Bedroom 1**
23'0" x 14'7"
Radiator. Power points. Wardrobes included in the sale. Door to:-

**En-suite**
With roll top bath with shower over and shower screen. Pedestal wash hand basin. Low level flush w.c. Extractor fan. Heated towel radiator.

**Bedroom 2**
14'0" x 10'0"
Radiator. Power points. Wardrobes included.

**Bedroom 3**
12'3" x 10'0"
Radiator. Power points. Airing cupboard with hot water cylinder and immersion heater.

**Bathroom 1**
With free standing roll top bath. Pedestal wash hand basin. Low level flush w.c. Walk in shower cubicle. heated towel radiator.

## Landing
Staircase to 2nd Landing.

## Bedroom 4
14'0" x 10'0"
Radiator. Power points.

## Bedroom 5
12'3" x 10'0"
Radiator. Power points.

## Bathroom 2
With walk in shower cubicle. Pedestal wash hand basin. Low level flush w.c. Feature panelled walls. Part tiled. Heated towel radiator.

## Large Driveway
Large gravelled driveway with turning area.

## Gardens
To the front of the property is a well tended lawn featuring well established shrub borders with a mature wisteria adourning the front of the house. A large driveway to the right provides ample parking space for many vehicles and gives access to the the turning area. To the rear is a pretty private garden featuring a sunny patio, lawn and attractive flower and shrub borders and incorporating many soft fuit bushes which include raspberries, gooseberries, redcurrants and white currants, and a further sunny patio to the rear of the garden.

## Tenure
Freehold

## Council Tax Band

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

## 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.




























Basement
Snug
Ground Floor
Kitchen/Diner
WC
Dining Room
Living Room
Entrance Hall
First Floor
Bedroom 1
En-suite
Bedroom 3
Landing
Bedroom 2
Bathroom 1
Second Floor
Bedroom 5
Bedroom 4
Bathroom 2

# Directions

Take a left out of our Office and head towards the junction where you will see the Church in front of you. Take a left here on to West Street and continue along this road, West Street becomes Station Road just before the Queen Elizabeth Grammar School which is where you will find no 3 on the left hand side of the road.










