



# CHOICE PROPERTIES

## *Estate Agents*

1 Main Road,  
Alford, LN13 0HB

Reduced To £219,950



Choice Properties are delighted to present this extended four-bedroom semi-detached home, ideally situated in the sought-after village of Ulceby. Enjoying open farmland views to both the front and rear, this spacious and well-presented property offers modern family living in a desirable location. The accommodation briefly comprises an entrance hall, a generous lounge, a separate dining room, a well-appointed kitchen/breakfast room, a utility room, and a ground floor W.C. To the first floor, the landing provides access to the principal bedroom with en-suite W.C., three further well-proportioned bedrooms, and a contemporary family bathroom. Externally, the property benefits from a driveway providing ample off-road parking, together with attractive gardens to both the front and rear. Early internal viewing is highly recommended to fully appreciate the space, location, and views this fantastic home has to offer.

Spacious and well presented accommodation comprising :

### **Entrance Porch**

Storm Porch

### **Entrance Hall**

Stairs to first floor landing, access to lounge and dining room.

### **Lounge**

13'10 x 13'6

Double glazed window to front, feature fireplace, under stairs storage cupboard, radiator.

### **Dining Room**

10'6 x 9'10

Double glazed window to front, radiator.

### **Kitchen / Breakfast Room**

17'3 x 8'5

Double glazed windows to rear, obscure double glazed door to rear opening to garden, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, built in dishwasher, part tiled walls, tiled floor, radiator.

### **Utility Room**

9'9 x 7'11

Double glazed window to rear, obscure double glazed door to rear opening to garden, stainless steel sink with mixer tap and drainer, space for appliances, tiled floor, radiator.

### **Ground Floor W.C**

Low level W.C, tiled floor.

### **Landing**

Loft hatch, access to:

### **Bedroom One**

12'1 x 10'3

Double glazed window to front, views over farmlands, built in wardrobes, radiator.

### **En-Suite W.C**

White suite comprising low level W.C, vanity wash hand basin with mixer tap, heated towel rail, tiled floor.

### **Bedroom Two**

11'11 x 9'9

Double glazed window to front, views over farmlands, radiator.

### **Bedroom Three**

11'9 x 8'3

Double glazed window to rear, built in wardrobe, radiator, far reaching views.

### **Bedroom Four**

8'8 x 8'8

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

### **Bathroom**

Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, built in storage cupboards, radiator.

### **Garden**

Gardens to front and rear, mainly laid to lawn, flowers, trees and shrubs, brick built store, patio area, dry covered area, side access, backing to farmlands.

### **Driveway**

Providing off road parking space.

### **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 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.

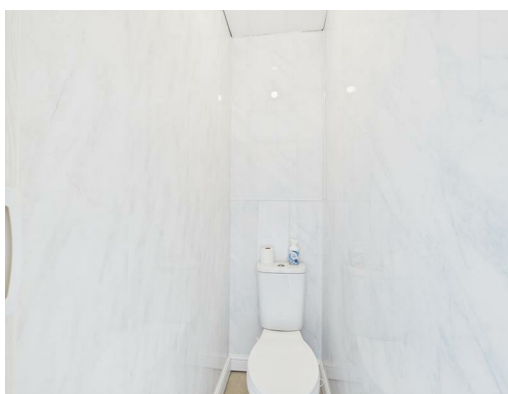
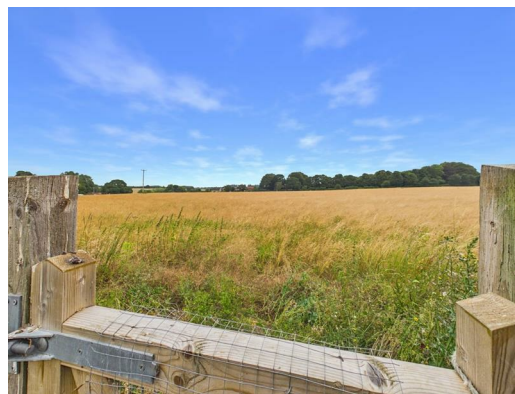
### **Opening Hours**

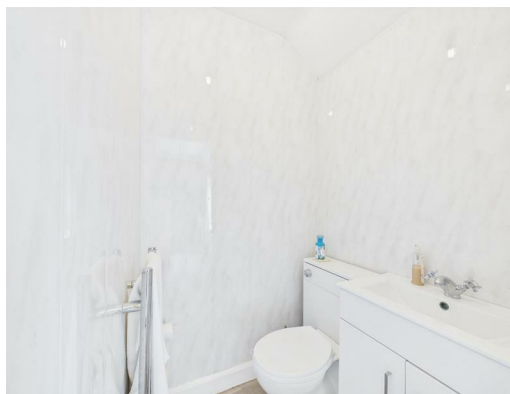
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

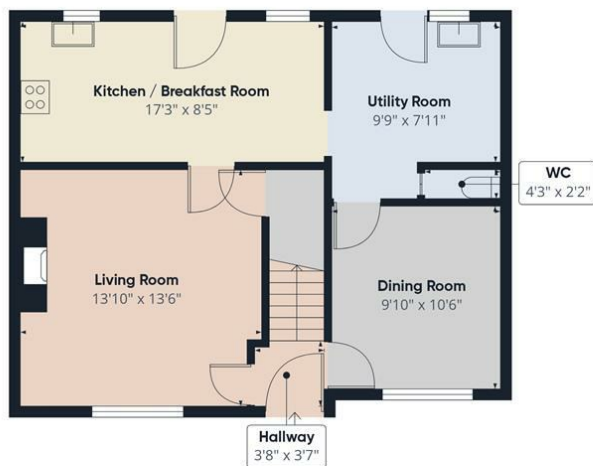
### **Viewing Arrangements**

Contact Choice Properties on 01507 462277

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<sup>(1)</sup>**  
1117 ft<sup>2</sup>

(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.

GIRAFFE360



# Directions

Please use postcode of LN13 0HB

| Energy Efficiency Rating                    |  | Environmental Impact (CO <sub>2</sub> ) 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                        |           |

|                                                                 |  | 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 |           |

