



CHOICE PROPERTIES

Estate Agents

Gingerbread Cottage South Market Place,

Price £165,000



It is a pleasure for Choice Properties to offer for sale this most charming detached cottage, nestled in the heart of the historic market town of Alford. Full of character, this impressive property stands proudly in attractive gardens, including a garden shed and summer house. Early viewing is advised.

This super home has the added advantage of Gas Fired Central Heating and UPVC Double Glazing and internally consists of:-

Reception Room

14'8" x 10'4"

With UPVC Front Entrance Door. Log burner set in feature fireplace. Radiator. Telephone point. Door to staircase.

Kitchen

7'11" x 6'10"

With fitted wall, base and display cabinets with work surfaces over. Belfast sink with mixer tap. Part tiled. Electric oven and hob with extractor hood over. Worcester Gas Boiler which supplies central heating system and hot water. Sky light.

Bathroom

5'6" x 6'11"

With panelled bath with Triton shower over. Push button flush w.c. Wash hand basin with mixer tap. Heated towel rail. Part tiled.

Basement Room / Bedroom 2

14'5" x 10'0"

Staircase down to basement room. Radiator. Access door leading to the outside.

Bedroom 1

14'9" x 10'4"

Radiator. Feature fireplace. Aerial Point. High Ceiling and two feature windows.

Garden

The property benefits from private, enclosed gardens with timber fencing and hedges to the boundaries. The garden is mostly laid to lawn, with an additional gravelled seating area, useful shed and timber summer house.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

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

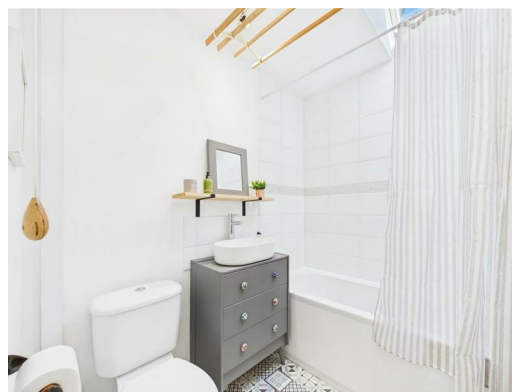
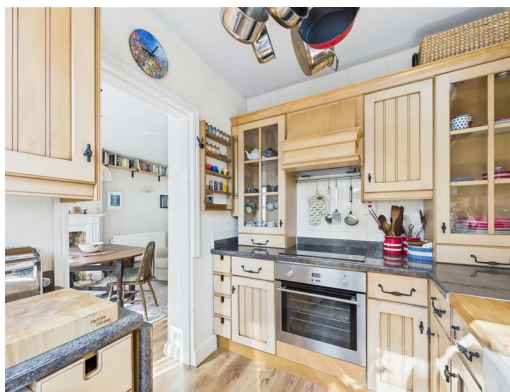
Making an Offer

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 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

506 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

Take a left out of our Office door and then immediate left through a walk way which leads to Gingerbread Cottage behind our Office premises.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

