



CHOICE PROPERTIES

Estate Agents

5 Market Place,
Alford, LN13 9DZ

Asking Price £349,950



Choice Properties are proud to present this outstanding and rarely available opportunity to acquire a substantial shop with extensive residential accommodation, arranged over three impressive floors. The upper floors provide generous 4 / 5 bedroom living accommodation, rich in character and period charm, with a wealth of original features throughout. Offering spacious, versatile accommodation ideal for a variety of lifestyle or investment needs, the property is superbly located in the very heart of Alford Town, enjoying immediate access to a wide range of local amenities, healthcare facilities, and excellent public transport links. Early internal viewing is strongly advised to fully appreciate the size, character, and exceptional potential this property has to offer.

Character and Charm with accommodation comprising :

Shop Front

Windows to front and side

Reception Room

Window to front

Inner Reception

Internal window to front

Reception Room

Window to rear

Mens & Womens Toilets

Both with windows to side, low level w.c's, wash hand basin's,

Kitchen Area

Window to side, stainless steel sink with drainer.

Reception Room

Window to side and rear, door to rear.

Accommodation for residential use

Entrance Hall

Stairs to first floor landing, radiator.

Reception Room / Five Bedroom

Window to side, window and door to rear, feature fire place, built in storage cupboard.

First Floor Landing

Window to side, stairs to second floor landing.

Lounge

Feature bay window, two windows to front, feature fireplace, radiator.

Kitchen / Dining Room

Windows to front, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for appliances, feature island with built in breakfast bar, two radiators, part tiled walls.

Utility Room

window to side, range of base level units, one and half bowl inset sink with mixer tap and drainer, space for appliances, boiler cupboard, tiled floor, radiator.

Separate W.C

Window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, part tiled walls.

Bathroom

Two windows to side, white suite comprising low level w.c, twin sinks with mixer taps, panelled bath with mixer tap and shower attachment, tiled shower cubicle, tiled floor, part tiled walls, radiator.

Bedroom Four

Windows to rear and side, feature fire place, radiator.

Second Floor Landing

Access to eaves storage, doors to:

Bedroom One

Feature window to side, two windows to front, built in wardrobes, feature fire place, radiator.

Bedroom Two

Window to front, feature fireplace, radiator.

Bedroom Three

Window to front, radiator.

Garden

Mainly laid to lawn, patio area, BBQ area, access to out buildings, side access, flowers, trees and shrubs, walled surround.

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 B

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

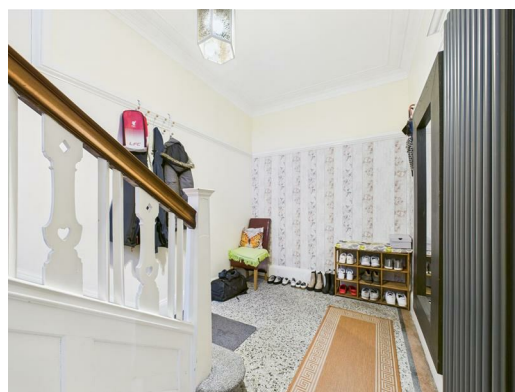
Tenure

Freehold

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.





(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

Turn left out of our office in Alford and the property can be found on the right hand side.

