CHOICE PROPERTIES
Estate Agents

# Larkspur Cottage Huttoft Road, Alford, LN13 9JW

## Asking Price £495,000

Choice Properties are delighted to present this impressive five-bedroom detached residence, ideally situated in the peaceful rural setting of Thurlby, near Alford. Beautifully maintained and modern throughout, the spacious accommodation comprises an inviting entrance hall with feature spiral staircase, ground floor shower room, fitted kitchen, utility room, breakfast room, generous lounge with additional staircase, dining room, snug, and conservatory overlooking the gardens. To the first floor, the landing provides access to the principal bedroom with en-suite shower room, four further well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from a double garage, separate studio/home office, stunning wrap-around gardens, gated driveway, and picturesque views over open farmland. Offered to the market with no onward chain, early internal viewing is highly recommended to fully appreciate the size, setting, and quality of accommodation on offer.

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## Modern and well presented accommodation comprising :

**Entrance Hall**
Double glazed door to front, feature spiral staircase to first floor landing, built in storage cupboard, tiled floor, radiator.

**Ground Floor Shower Room**
Suite comprising low level W.C, pedestal wash hand basin, tiled shower cubicle, part tiled walls, tiled floor.

**Lounge**
22'3 x 14'
Two double glazed windows to rear, double glazed window to side, open fire, stairs to first floor landing, radiator.

**Dining Room**
17'1 x 8'11
Double glazed window to side, double glazed bay window to front, radiator.

**Snug**
10'1 x 6'
Double glazed window to side, double glazed internal doors to dining room.

**Sun Room**
19'9 x 7'7
Double glazed windows to rear, double glazed door to side opening to garden, double glazed French doors to side opening to garden, tiled floor, radiator.

**Kitchen**
15'3 x 8'10
Double glazed window front, range of eye level and base units, one and half bowl sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls, tiled floor, radiator, opening to:

**Breakfast Room**
13' x 11'4
Double glazed window to front, double glazed window to side, stable door to side, tiled floor, radiator.

**Utility Room**
Double glazed door to side, boiler, space for appliances, tiled floor.

**Landing**
Double glazed window to front, two radiators.

**Bedroom One**
14'5 x 11'11
Double glazed window to side and rear, views over farmlands, built in wardrobes, radiator.

**En-Suite Bathroom**
Two double glazed windows to front, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, panelled bath, tiled shower cubicle, tiled walls, radiator.

**Bedroom Two**
11'8 x 11'1
Double glazed window to rear, built in wardrobes, views over farmlands, radiator.

**Bedroom Three**
10'9 x 8'8
Double glazed window to rear, views over farmlands, radaitor.

**Bedroom Four**
11' x 6'10
Double glazed window to rear, views over farmlands, loft hatch, radiator.

## Bedroom Five
10'3 x 9'
Double glazed window to side, radiator.

## Bathroom
Double glazed window to front, suite comprising low level W.C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, part tiled walls, built in storage cupboard, radiator.

## Garden
Surrounding the property, mainly laid to lawn, pond, flowers, trees and shrubs, views over farmlands, patio area.

## Double Garage
Twin up and over doors, side access, power and light.

## Studio
19'3 x 11'6
Double glazed windows, double glazed door, power and light.

## Driveway
Gated 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

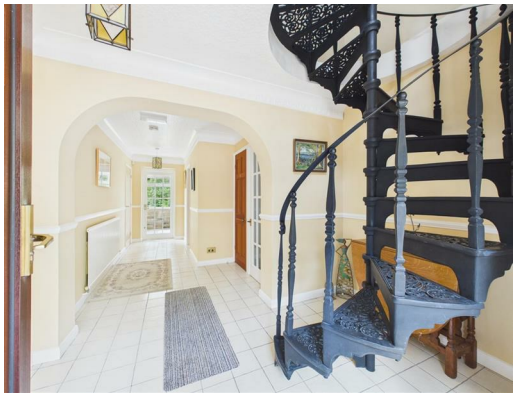
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E

## 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** Building 1

**Floor 1** Building 1

**Floor 0** Building 2

**Approximate total area**(1)

2762 ft²

**Reduced headroom**

38 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.

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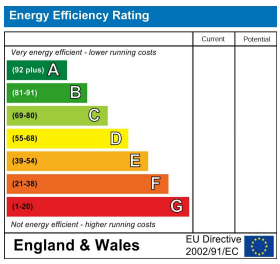
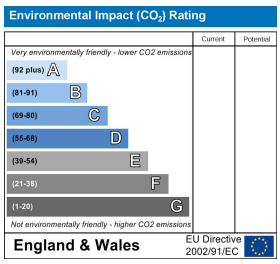
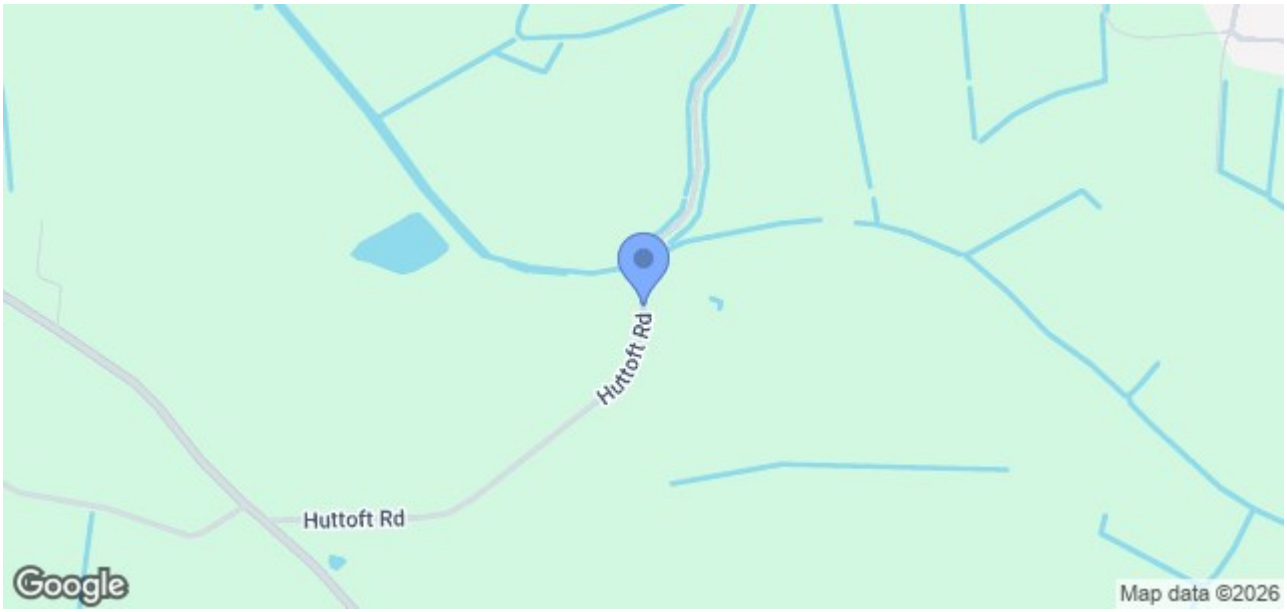
# Directions

Please use postcode of LN13 9JW.