



# CHOICE PROPERTIES

*Estate Agents*

Croft House, 11 Hamilton Road,  
Alford, LN13 9HE

Reduced To £279,950



Choice Properties are delighted to bring to market this charming four bedroom detached house situated on Hamilton Road located in the historic market town of Alford. The property features a spacious living room/dining room, kitchen, sitting room, sun room, utility room and downstairs w.c to the interior and possesses its original authentic charm throughout. To the exterior, the property boasts a garage, driveway, and garden. Early viewing is highly advised.

With the added benefit of gas central heating throughout, the generously proportioned internal living accommodation comprises:-

### **Hallway**

9'5 x 24'5

With hardwood entrance door. Wooden staircase leading to first floor landing. Consumer unit and electric meter in wall mounted cupboard. Tiled floor. Thermostat. Radiator. Power points.

### **Living Room/Dining Room**

11'11 x 24'4

Fireplace with multi fuel burner with stone hearth and surround. Dual aspect UPVC windows. Ceiling beam. Radiator. Power points

### **Kitchen**

8'0 x 10'11

Fitted with wall and base units with hardwood worksurfaces over. Belfast sink with single taps and drainer set in work surface. Four ring electric hob. Part tiled walls. UVPC window to rear aspect. Radiator. Power points.

### **Utility**

6'6 x 7'7

Fitted with a wooden worksurface and shelving. Power points. Window to sun room.

### **Sitting Room**

10'7 x 12'11

Fireplace with multi fuel burner with brick hearth and marble surround. UVPC window to front aspect. Telephone point. Tv aerial point. Power points.

### **Sun Room**

8'3 x 5'4

With dual aspect UVPC windows and double opening french doors. Tiled floor. Radiator. Door to:-

### **Downstairs WC**

3'2 x 6'0

Fitted with a wall mounted wash hand basin with single tap and a push flush w.c. Tiled walls. Tiled flooring. Radiator. UVPC window to side aspect.

### **Landing**

6'0 x 16'4

Hardwood flooring that continues throughout the first floor. Radiator. Power points. UVPC to front aspect.

### **Bedroom 1**

10'7 x 12'11

Double bedroom fitted with a storage cupboard and part wood panelled walls. Ceramic wash hand basin with single taps set over wooden vanity unit. Telephone point. Radiator. Power points. UVPC window to front aspect.

### **Bedroom 2**

10'9 x 11'11

Double bedroom with fitted wardrobes. Radiator. Power points. UVPC window to front aspect.

### **Bedroom 3**

9'11 x 10'11

Double bedroom with fitted storage cupboard. Radiator. Power points. UVPC to rear aspect.

### **Bedroom 4**

7'10 x 12'0

With fitted wardrobe housing the hot water tank. Corner wash hand basin with single taps set over vanity unit with tiled splashback. Radiator. Power points. UVPC to rear aspect.

## **Bathroom**

10'1 x 7'7

Fitted with a three piece suite comprising of wood panelled bath with shower attachment, pedestal wash hand basin with single taps, and low level w.c. Part wood panelled walls. UVPC window to rear aspect.

## **Garage**

11'0 x 16'9

Spacious single garage fitted with power and lighting, up and over garage door, and wall and base units. One bowl stainless sink with mixer tap and drainer. Part tiled walls. access to loft space which houses the gas boiler. Large dual aspect windows. Pedestrian access door leading to garden.

## **Gardens**

To the rear and side of the property is a paved garden area for ease of maintenance which boasts a plethora of mature plants and shrubbery which add an abundance of life and colour to the garden.

## **Outbuilding**

10'8 x 5'10

Brick built detached outbuilding fitted with power and lighting. Half glazed door and window overlooking the garden.

## **Driveway**

Paved driveway with car port with off the road parking space for one vehicle.

## **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 C. Amount Payable 2024/25 - £1993.47

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

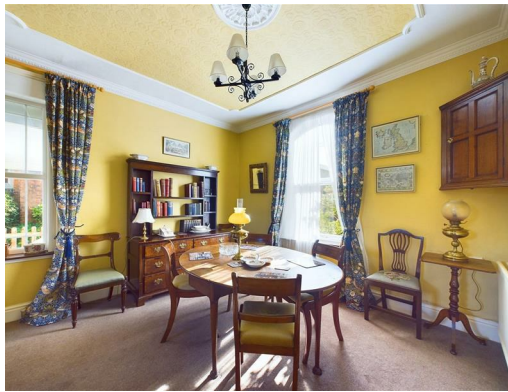
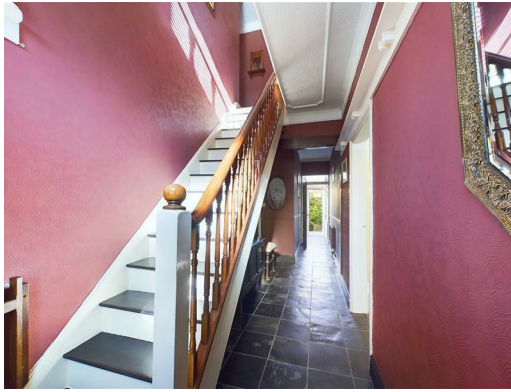
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

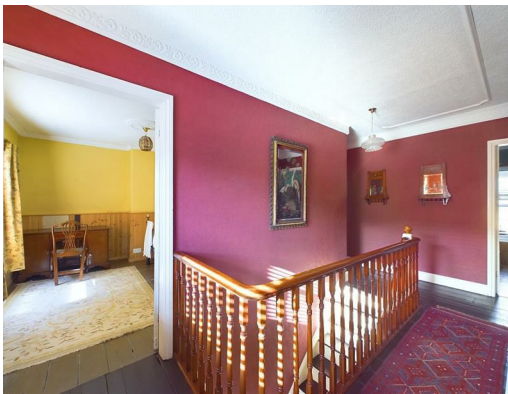
## **Making An Offer**

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



Floor 1

Approximate total area<sup>(1)</sup>  
1619.11 ft<sup>2</sup>  
Reduced headroom  
150.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Alford office head north towards the church. At the junction turn left onto West Street and continue for 500 meters then turn left onto Hamilton Road. Croft House can be found 50m along on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-60) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) 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	

