



CHOICE PROPERTIES

Estate Agents

21 Finsbury Street,
Alford, LN13 9BH

Reduced To £195,000



Choice Properties are delighted to bring to market this beautiful four bedroom semi-detached house located on Finsbury Street situated in the the charming historic market town of Alford. Benefitting from generously sized and bright and airy rooms, the well presented interior features a large kitchen, living room, utility room, downstairs wc, four bedrooms (including a loft room), and a family bathroom. To the exterior, the property boasts a detached office space, fully enclosed gardens, and a driveway. Early Viewing Is Highly Advised.

With the added benefit of gas central heating and uPVC double glazing throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

Entrance Hall

3'10 x 5'10

With uPVC entrance door. Consumer unit. Hardwood door leading to :-

Hallway

9'10 x 5'9

Staircase to first floor landing. Understairs storage cupboard. Radiator. Power points. Internal door to kitchen. Internal door to:-

Living Room

17'2 x 9'9

Fitted with a gas fireplace with a granite hearth and tiled surround. Walk in bay uPVC window to front aspect. Large uPVC window to front aspect. Two radiators. Power point. Tv aerial point.

Kitchen

17'2 x 10'5

Fitted with wall, base, and drawer units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor hood over. Integral electric oven. Space for dishwasher. Space for under counter fridge freezer. 'Ideal' gas boiler in box unit. Dual aspect uPVC windows. Part tiled walls. Radiator. Power points.

Utility Room

5'5 x 5'10

Fitted with a base unit with work surface over. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Space for dryer. Dual aspect uPVC windows. uPVC door leading to garden. Power points. Sliding door to :-

Downstairs WC

2'5 x 5'10

Fitted with a push flush wc and a wall mounted wash hand basin with mixer tap and tiled splashback. uPVC window to side aspect. Radiator. Wall mounted storage cabinet.

Landing

11'11 x 5'9

With feature window to side aspect. Internal doors to all first floor rooms. Staircase to loft room. Radiator. Power points.

Bedroom 1

9'1 x 10'5

Double bedroom with fitted wardrobes. Radiator. Power points. uPVC window to rear aspect.

Bedroom 2

10'2 x 9'10

Double bedroom with walk in bay uPVC window to front aspect. Radiator. Power points.

Bedroom 3

6'7 x 9'9

Single bedroom with uPVC window to front aspect. Storage cupboard housing the hot water tank. Power points. Telephone points. Radiator.

Bathroom

5'9 x 10'2

Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin set over vanity unit, and a push flush wc. Heated towel rail. Frosted uPVC window to rear aspect. Fully tiled walls.

Loft Bedroom

8'10 x 18'8

Converted loft double bedroom with under eaves storage. The loft also includes a separate storage space which is accessed via a small door. The storage space has a partially boarded floor and shelving and houses the water tanks for both the central heating and the hot water supply. Velux window. Electric radiator. Power points.

Detached Office Hallway

6'3 x 3'2

With uPVC entrance door. Spot lighting. Internal door leading to WC. uPVC door leading to:-

Detached Office

17'8 x 8'7

Large office space fitted with base units with worksurface over. Single bowl stainless steel sink with drainer and electric hot water tap. Consumer unit. Broadband connection separate from the main residence. Two uPVC windows to side aspect. Power point. Telephone point.

Detached Office WC

6'8 x 3'3

Fitted with a push flush wc and a pedestal wash hand basin with electric hot water tap. Spot lighting. Extractor fan.

Garden

The property benefits from two fully enclosed private laid to lawn gardens located at the front and the rear of the property. Both gardens have side access gates which provide direct access to the garden and both feature a variety of plants and shrubbery which adds an abundance of life and colour. The rear garden also benefits from a bike and a tool shed.

Driveway

The driveway is located to the rear of the property and provides off the road parking space for up to two vehicles.

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 B. Amount Payable 2025/26 - £1,813.51

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

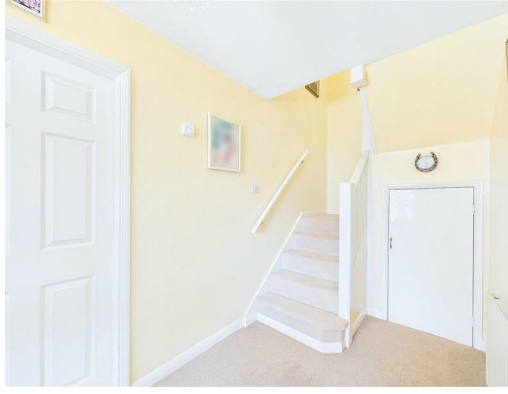
Opening Hours

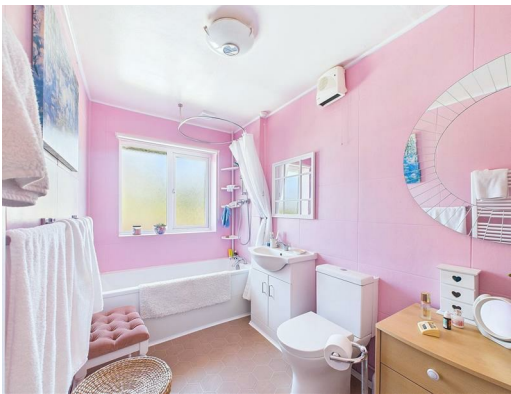
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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



Floor 0 Building 2

Approximate total area⁽¹⁾
1279.95 ft²
Reduced headroom
75.99 ft²

(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 South along South Street for half a mile then turn left onto Finsbury Street. Continue half way down Finsbury Street and you will find the property on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-60) D			61
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

