



# CHOICE PROPERTIES

## *Estate Agents*

Carlton Alford Road,  
Bilsby, LN13 9PY

Price £275,000



Choice Properties are delighted to present this spacious three bedroom semi-detached house occupying a pleasant position in the sought after village of Bilsby, moments away from the charming market town of Alford. Providing ample living space and benefitting from well-kept gardens to the front and rear, early viewing is advised.

With the added benefit of gas central heating and uPVC double glazing, this impressive internal accommodation comprises:

### **Entrance Hall**

Front entrance door. Staircase to the first floor landing. Radiator.

### **WC**

5'10" x 2'10"

WC and hand wash basin.

### **Dining Room**

13'10" x 9'4"

With ample space for dining table. Double opening 'French' style patio doors to the garden. Radiator.

### **Kitchen**

14'5" x 6'0"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor over, space for freestanding fridge/freezer, plumbing for a washing machine. Part tiled walls and tiled flooring. Rear door to the garden.

### **Reception Room**

10'10" x 10'5"

Light and airy reception room with multifuel stove set in feature surround. TV aerial point. Angled bay window to the front aspect. Radiator.

### **Landing**

Radiator.

### **Bedroom 1**

16'11" x 7'0"

Spacious double bedroom. TV aerial point. Radiator. Loft access.

### **Bedroom 2**

11'0" x 7'5"

Double bedroom. Built in cupboard. Radiator.

### **Bedroom 3**

14'1" x 10'6"

Spacious double bedroom. Angled bay window to the front. TV aerial point. Radiator.

### **Study**

5'6" x 5'3"

### **Bathroom**

Fitted with four piece suite comprising panelled bath tub with taps over, corner shower enclosure with mains fed shower over, dual flush wc and hand wash basin set in vanity unit. Tiled walls and flooring. Loft access. Heated towel rail.

### **Study/ Current Salon**

17'6" x 7'0"

Radiator.

### **Driveway**

Providing off street parking.

### **Garden**

The property is fronted by a privately enclosed garden, laid to lawn, with timber fencing and hedging to the boundaries. To the rear of the property is a privately enclosed garden with lawn and a paved patio area.

### **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 B.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

### **Opening Hours**

Monday to Friday 9.00am - 5.00pm  
Saturday 9.00am - 3.00pm

### **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.

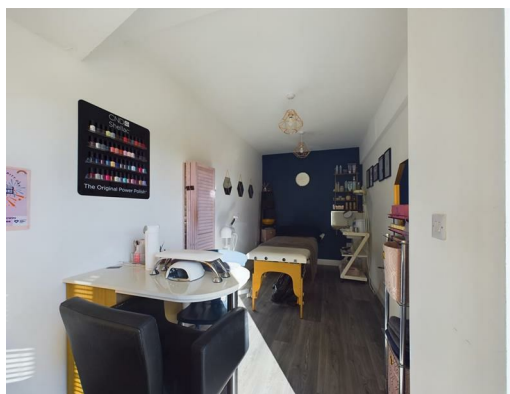
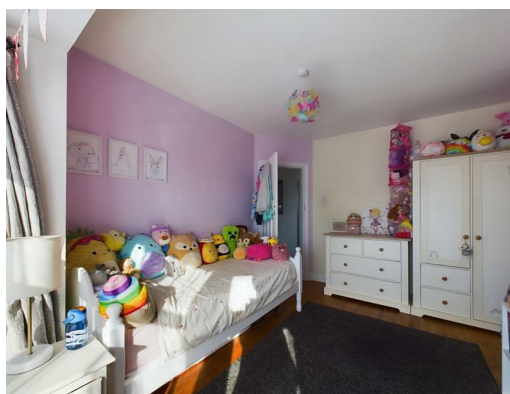
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

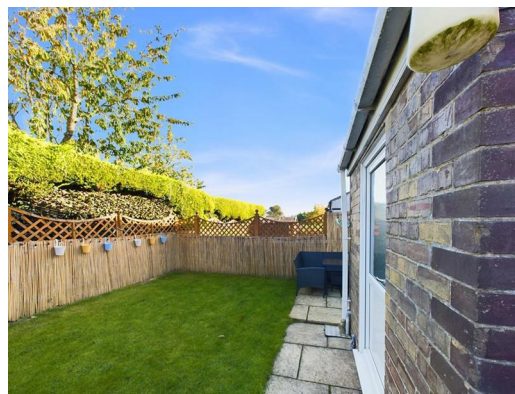
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



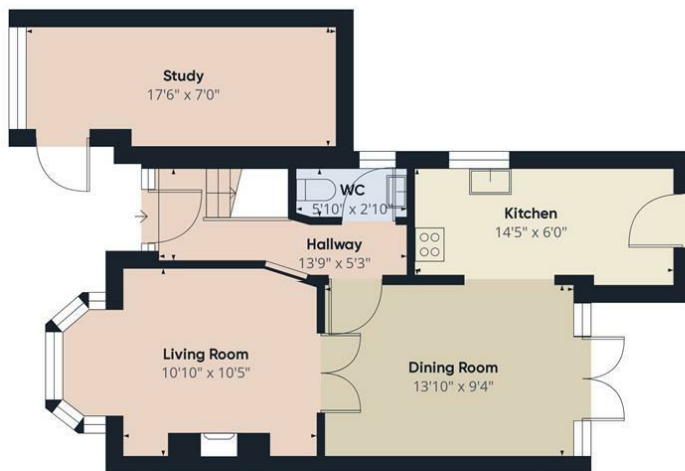




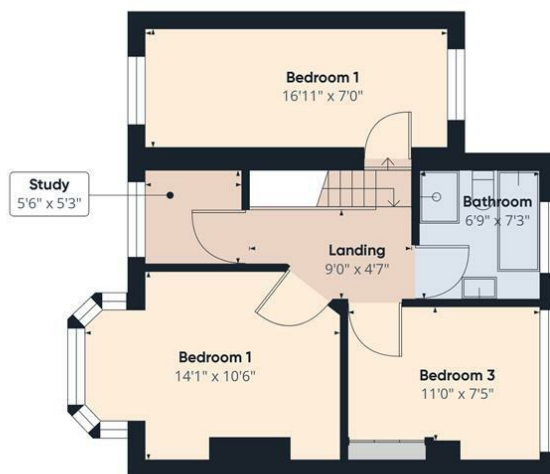








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1008.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Take a left out of our Alford Office and head north along South Market Place, once at the junction with the Church take a right and head along East Street until you come to the junction sign posted to Sutton on Sea, take a right here and continue into Bilsby. Once in Bilsby, you will find the property on your left hand side.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 87        | (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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

