



# CHOICE PROPERTIES

*Estate Agents*

New Cottage Stockwith Lane,  
Alford, LN13 0HD

Asking Price £189,950



Choice Properties are pleased to present this well presented three bedroom semi detached home, set in a desirable position with stunning open views across farmland to both the front and rear. Situated in the popular village of Ulceby, the property offers a peaceful rural setting while still providing convenient access to the nearby market town of Alford. The accommodation is well presented throughout and includes an entrance hall, a comfortable lounge featuring a wood burning stove, a fitted kitchen, a double glazed conservatory, and a useful utility room. Upstairs, the landing leads to two generously sized double bedrooms, a third bedroom which could also serve as a home office, and a modern, spacious bathroom. Externally, the property benefits from gardens to both the front and rear, a sun deck ideal for outdoor relaxation, as well as a shed and workshop. Early internal viewing is strongly advised to fully appreciate both the setting and the quality of accommodation on offer.

Well presented property with accommodation comprising :

### **Entrance Hall**

Stairs to first floor landing, under stairs storage cupboard, radiator.

### **Utility Room**

Obscure window to side, space for appliances.

### **Kitchen**

16'9 x 6'6

Double glazed window to rear, double glazed door to rear opening to conservatory, range of eye level and base units, stainless steel sink with drainer, space for appliances, part tiled walls.

### **Conservatory**

14'1 x 9'1

Double glazed conservatory with double glazed French doors to side opening to garden, open views over farmlands, radiator.

### **Lounge**

14'8 x 13'5

Double glazed bay window to front, views over open farmlands, feature wood burner, radiator.

### **Landing**

Window to side, loft hatch.

### **Bedroom One**

10'9 x 10'6

Double glazed window to rear, views over open farmlands, radiator.

### **Bedroom Two**

10'6 x 10'4

Double glazed window to front, views over open farmlands, radiator.

### **Bedroom Three / Office**

9' x 4'4

Double glazed window to front, views over open farmlands, radiator.

### **Bathroom**

Obscure double glazed window to rear, white suite comprising low level w.c, vanity wash hand basin with mixer tap, P shaped bath with mixer tap, shower fitted above bath, glazed shower screen door, part tiled walls, heated towel rail, tiled floor.

### **Garden**

Gardens to front and rear, mainly laid to lawn, side access, shed, sun deck, workshop, views over open farmlands.

### **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 A

## **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



Floor 1



Approximate total area<sup>m</sup>  
908 ft<sup>2</sup>

(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.

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# Directions

Please use the postcode of LN13 0HD

