



# CHOICE PROPERTIES

*Estate Agents*

14 Wallaces Yard,  
Alford, LN13 9DD

Reduced To £229,500



Choice Properties are delighted to offer for sale this beautiful semi detached house situated in a superb, sought after location ideally placed for the centre of Alford and all local amenities. Offering 3 bedrooms (1 en suite), garage and driveway with ample parking we highly recommend viewing this lovely home.

With the added advantage of Gas Fired Central Heating and UPVC Double Glazing the spacious well laid out internal accommodation consists of:-

### **Hallway**

16'3"x3'3"

With front access door. Radiator. Power points. Time control switch for central heating. Smoke alarm. WC. Staircase to landing.

### **Kitchen Diner**

10'0"x17'5"

Dining area consists of tiled floor. Radiator. Power points. T.V. aerial point. Double opening french doors to the rear garden. Kitchen comprises of base and drawer units with work surfaces over. Ceramic sink unit and drainer with stainless steel mixer tap. Fitted electric oven and gas hob with extractor hood over. Integrated dishwasher. Plumbing for automatic washing machine. Power points. Tiled floor. Gas Central heating boiler.

### **Reception Room**

18'2"x10'8"

Two Radiators. Power points. T.V. Aerial point.

### **WC**

5'9"x2'9"

With push button flush w.c. Wash hand basin. Tiled splashback.

### **Landing**

3'1"x11'7"

Radiator. Power points. Airing cupboard with Heatrae Sadia hot water cylinder. Loft access to roof space.

### **Bedroom 1**

12'5"x10'7"

Front Facing. Radiator. Power points. Built in wardrobes with mirrored doors. Door to:-

### **En-Suite**

5'5"x6'6"

Part tiled. Three piece suite which consists of shower cubicle, push button flush w.c. and wash hand basin set in vanity unit. Heated towel rail.

### **Bedroom 2**

9'4"x8'3"

Rear Facing. Radiator. Power points.

### **Bedroom 3**

8'8"x8'10"

Rear Facing. Radiator. Power points.

### **Bathroom**

6'11"x5'7"

Bath with shower attachment. Push button flush w.c. Sink unit set in vanity unit. Part tiled. Radiator.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and benefits from a useful timber shed and impressive studio.

### **Garage**

With electric roller shutter door.

## **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

## **Arranging a Viewing**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

## **Opening Hours**

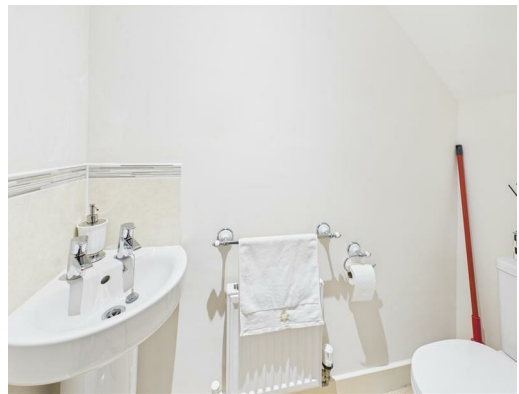
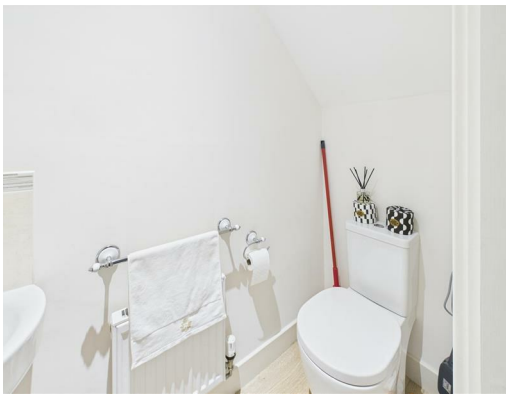
Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

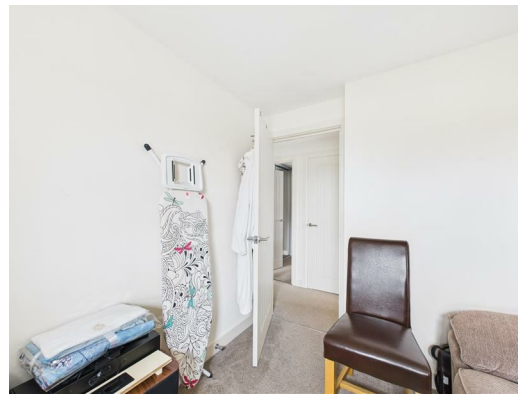
## **Making an Offer**

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 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.

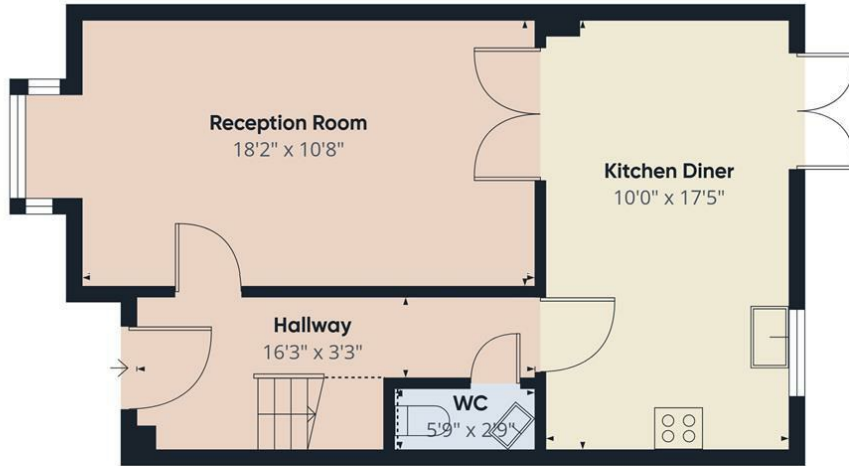
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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>

931 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

(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

From our Alford office head towards the church then at the junction turn left onto High Street. Keep on this road and Wallaces Yard can be found on your right hand side shortly before you leave the town. Take a right into Wallaces Yard.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(55-68) 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	

