



CHOICE PROPERTIES

Estate Agents

Oakley Cottage Church Lane,
Alford, LN13 0HF

Asking Price £400,000



Built in 1899 by local wheelwright William Cawthorpe and sitting on a plot of 0.42(STS) acres Oakley Cottage is a spacious and well-presented four double bed roomed Victorian detached house, ideally situated within the popular village of Ulceby, Alford. Offering generous and versatile accommodation throughout, downstairs the property comprises entrance hall, comfortable lounge, separate dining room and a modern kitchen/breakfast room with useful walk-in pantry plus separate utility room with W.C. Heading upstairs the spacious landing leads to four well proportioned double bedrooms and a modern family shower room. Adjacent to the main house are a dedicated home office and workshop with light, electric, heating and sound proofing insulation providing excellent additional space for those working from home or pursuing hobbies. Outside, the property is surrounded by gardens totalling 0.42(STS) acres, with the rear garden enjoying a pleasant outlook over adjoining farmland, a large driveway provides ample off-road parking. The property has been completely renovated over the past few years including complete re-wiring and new gas central heating system in 2023. A spacious family home in a desirable village location, an internal viewing is highly recommended to fully appreciate the accommodation and setting on offer.

Spacious property situated on a generous plot with accommodation comprising:

Entrance Hall

Double glazed windows to both sides, stairs to first floor landing, original solid wood Victorian front door.

Lounge

13'2 x 12'3

Double glazed bay window to front, double glazed window to side, feature wood burner, radiator.

Dining Room

13'11 x 12'10

Double glazed bay window to front, obscure double glazed window to side, tiled floor, radiator.

Kitchen / Breakfast Room

23'4 x 9'10

Two double glazed windows to rear, stable door to rear opening to garden, range of eye level and base units, Butler style sink with mixer tap and worktop drainer, space for Range style cooker, tiled splash back, solid wood worktops, tiled floor, radiator, feature multifuel solid fuel / wood burner.

Pantry

Walk-in pantry with shelving and light.

Utility Room / W.C

8'7 x 5'11

Stable door to rear opening to garden, obscure double glazed window to side, Butler style sink with mixer tap, space for appliances, low level W.C, part tiled walls, tiled floor.

Landing

Loft hatch, radiator, access to:

Bedroom One

13' x 13'

Double glazed window to front and side, radiator.

Bedroom Two

12'11x 12'10

Double glazed window to front and side, built in wardrobe, radiator.

Bedroom Three

12'11 x 10'

Double glazed window to rear, radiator.

Bedroom Four

10' x 8'9

Double glazed window to rear, radiator.

Shower Room

Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin, tiled shower cubicle, part tiled walls, tiled floor, heated towel rail.

Office

9'11 x 7'1

Double glazed window to front, double glazed door to rear, radiator, built in cupboard housing 'Viessmann' gas boiler.

Workshop

12'9 x 10'6

Double glazed window to front, double glazed door to rear, radiator.

Garden

Mainly laid to lawn, patio area, shed, greenhouse, raised beds, flowers, trees and shrubs, fruit trees, backing to farmlands, side access, fenced surround.

Driveway

Providing off road parking space.

Tenure

Freehold

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.

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 D

Opening Hours

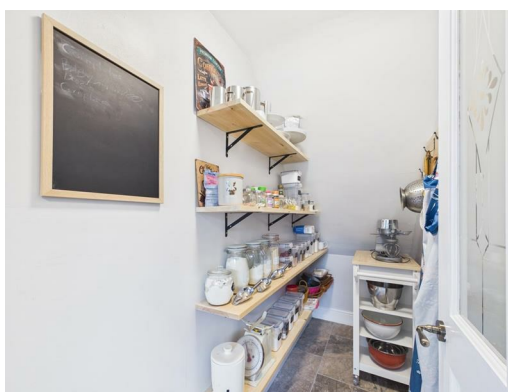
Monday - Friday: 9am - 5pm

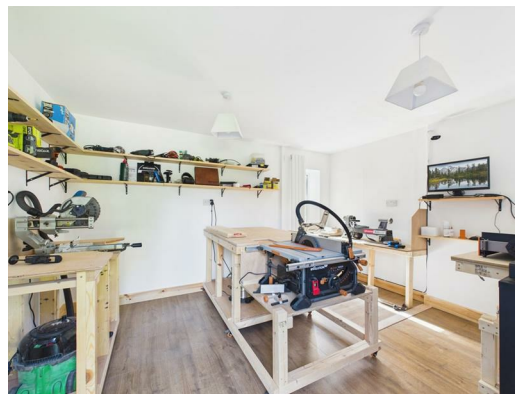
Saturday: 9am - 3pm

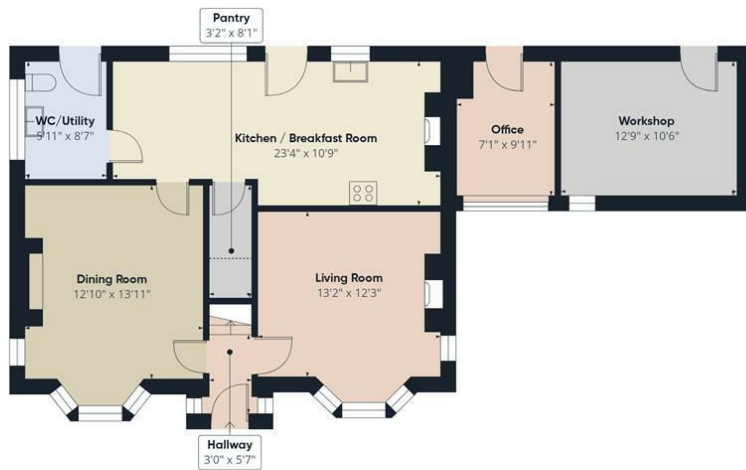
Viewing Arrangements

Please contact Choice Properties on 01507 462277.

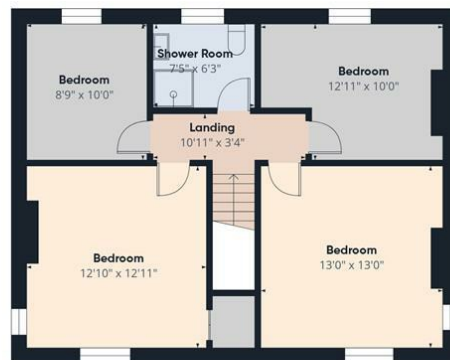
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Floor 0



Floor 1



Approximate total area⁽¹⁾

1526 ft²

Reduced headroom

8 ft²

(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.

GIRAFFE360

Directions

Please use postcode of LN13 0HF to locate the property

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		64	(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

