



CHOICE PROPERTIES

Estate Agents

The Old Manse 39 East Street,
Alford, LN13 9EH

Guide Price £495,000



Choice Properties are thrilled to present this truly rare opportunity to acquire an elegant Edwardian five bedroom detached residence. Brimming with character, charm, and timeless period features, this beautiful home is perfectly positioned in the heart of the historic town of Alford. Its desirable location offers excellent access to the well-regarded local grammar school and is just a short, scenic drive from the area's breathtaking beaches.

Boasting generously proportioned rooms and a warm, inviting atmosphere throughout, the property provides an exceptional setting for family living. Surrounded by attractive gardens, it also benefits from a garage, a spacious driveway, and a convenient electric vehicle charging point. This is a home that must be experienced in person to be fully appreciated, early internal viewing is highly recommended.

Full of character, charm and many period features. Spacious accommodation comprising :

Enclosed Porch

Tiled floor, door to:

Reception Hall

Stairs to first floor landing, radiator, picture rail.

Library / Study

16'8 x 13'10

Box bay window, window to side, fully panelled walls with shelving, inset wood burner with decorative surround, radiator, timber floor.

Reception Room

15' x 13'11

Box bay window, feature wood burner, picture rail, two radiators.

Lounge

16'9 x 14'

Bay window, window to rear, open fire set in feature timber surround with tiled hearth, picture rail, two radiators.

Dining Room

15'10 x 11'10

Window to side and rear, picture rail, radiator.

Kitchen

12'8 x 13'6

Double glazed windows to both sides, range of eye level and base units, one and half bowl stainless steel sink with mixer tap set into Quartz worktops with drainer, space for appliances, built in dishwasher, breakfast bar, radiator.

Pantry

Window to front, fitted base units with work surfaces over, shelving, Parquet flooring.

Cloakroom

Obscure window to side, low level w.c, wash hand basin with tiled splash back.

Rear Lobby

Obscure double glazed window to front, obscure double glazed door to front, radiator.

Coal Store

Internal and external access, light.

Store Room

Store room

Utility Room

21' x 7'7

Double glazed door to rear opening to garden, plumbing, oil boiler, brick flooring.

Landing

Feature sky light, fitted storage cupboards, loft access.

Bedroom One

18'3 x 14'4

Window to front and side, feature fireplace with decorative surround, two radiators.

Bedroom Two

18'2 x 13'3

Box bay window, window to side, feature fireplace with decorative surround, two radiators, loft hatch with pull down ladder.

Bedroom Three

16'4 x 13'3

Box bay window, two radiators.

Bedroom Four

14'4 x 11'2

Window to side, feature fireplace with decorative surround, fitted wardrobes, radiator.

Bedroom Five

11'7 x 8'10

Window to front, radiator.

Bathroom

Window to side, white suite comprising low level w.c, pedestal wash hand basin, free standing roll top bath with mixer tap and shower attachment, part tiled walls, wooden flooring.

Shower Room

Obscure double glazed window to side, white suite comprising low level w.c, pedestal wash hand basin with mixer tap and tiled splash back.

Garage

Double opening timber doors, power and light.

Driveway

Providing off road parking space.

Garden

Surrounding the property, mainly laid to lawn, flowers, trees including apple and pear, shrubs, summer house, timber store.

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 F.

Viewing Arrangements

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

Opening Hours

Monday - Friday: 9am - 5pm

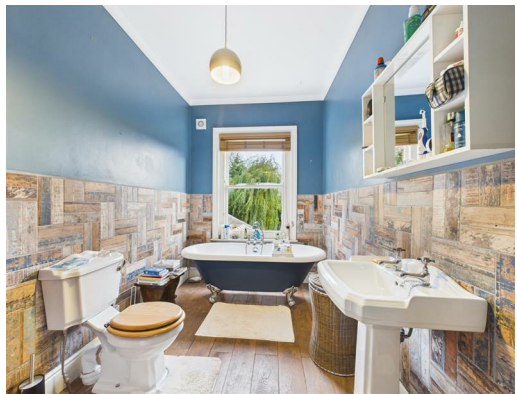
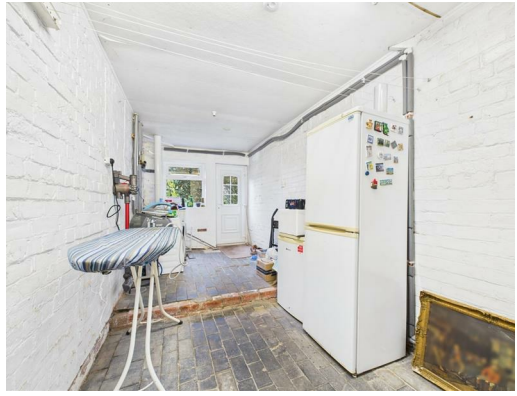
Saturday: 9am - 3pm

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



Floor 1

Approximate total area⁽¹⁾

2996 ft²

Reduced headroom

17 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.

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Directions

From Choice Properties, South Market Place, turn right onto East Street where the property can be found after the Co-op.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 59 |
| (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 | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

