CHOICE PROPERTIES
Estate Agents

# 8 Tothby Lane, Alford, LN13 0AG

## Reduced To £335,000

A spacious 4 bedroom detached property offering over 1,700sq ft of versatile accommodation, located in a popular and well-served residential area. The property is ideally positioned close to a wide range of local amenities including a primary and two secondary schools (including a selective academy grammar school), healthcare facilities, shops and regular bus services, making it particularly attractive to families. Internally, the accommodation comprises 4 bedrooms, 3 reception rooms, a well-appointed kitchen and 2 bathrooms, providing flexible living space to suit a variety of needs. The current owner has carried out extensive upgrades throughout, improving both comfort and efficiency and resulting in an improved EPC rating of C. Externally, the property benefits from a private, enclosed rear garden, along with a driveway providing ample off-road parking, a car port, garage and adjoining workshop.
Situated in the historic market town of Alford, on the edge of the Lincolnshire Wolds AONB and within easy reach of the Lincolnshire coast, this is a substantial home in a sought-after location. Early viewing is highly recommended.

Benefitting from gas central heating and uPVC double glazing throughout, this spacious internal accommodation comprises:

### Entrance Hall
23'2" x 3'5"
Composite entrance door. Radiator. Spot lighting. Thermostat controls. Doors to:

### Reception Room
15'1" x 12'1"
Light and airy room currently used as a lounge but offering potential for a generously sized double bedroom. Double aspect windows. Radiator. Electric fireplace set in feature surround.

### Kitchen
13'11" x 12'2"
Fitted with a range of wall and base units with work surfaces over, 1.5 bowl ceramic sink unit and drainer with mixer tap, plumbing for a dishwasher, cooker point with extractor over, space for freestanding fridge and freezer. Centre island with cupboards. Part tiled walls. Spot lighting. Staircase to the first floor. Radiator.

### Utility
9'9" x 6'6"
Fitted with work surfaces with space and plumbing for appliances underneath. Wall mounted boiler. Doors leading to the car port, garage and garden.

### Dining Area
10'2" x 10'10"
Radiator.

### Living Area
12'3" x 23'6"
Light and airy reception room with dual aspect windows and log burning stove. Feature wall and ceiling lights. 2 Radiators. TV aerial point. Double opening 'French' style patio doors to the garden and to the conservatory.

### Sunroom
10'10" x 9'10"
With pitched glass roof and patio doors to the garden.

### Bedroom 1
10'10" x 12'2"
Spacious double bedroom. Dual aspect windows. Radiator. TV aerial point.

### Bedroom 2
10'4" x 12'1"
Double bedroom. Radiator. Built in storage and wardrobes.

### Bedroom 3
8'10" x 9'1"
Loft access. Radiator. Currently used as a generously sized craft room/office.

### Bedroom 4
12'7" x 16'0"
Spacious double bedroom with ample fitted wardrobes. Radiator. TV aerial point.

## Bathroom
5'11" x 8'6"
Fitted with a white three piece bathroom suite comprising a panelled bath tub with taps and shower attachment over, hand wash basin with taps over and corner dual flush wc. Tiled walls and flooring. Heated towel rail.

## Shower Room
5'10" x 8'0"
Fitted with three piece suite comprising shower enclosure with mains fed shower over, hand wash basin with mixer tap and dual flush wc. Part tiled walls. Heated towel rail.

## Driveway
Providing ample off road parking.

## Garage
Up and over door, power and lighting. Rear pedestrian door to garden.

## Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn and features a paved patio area and useful timber shed.

## 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

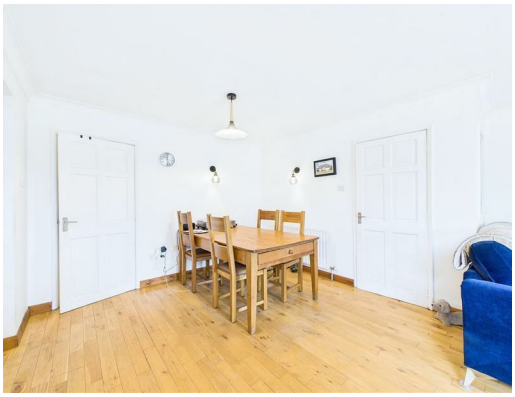
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

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

## Opening Hours
Monday - 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.



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Floor 0

Floor 1

**Approximate total area**(1)

1797.56 ft²

**Reduced headroom**

14.6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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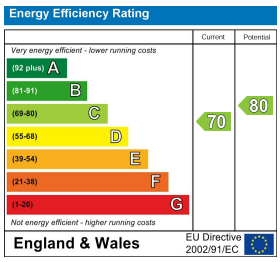
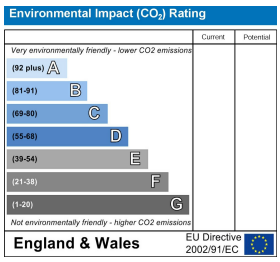
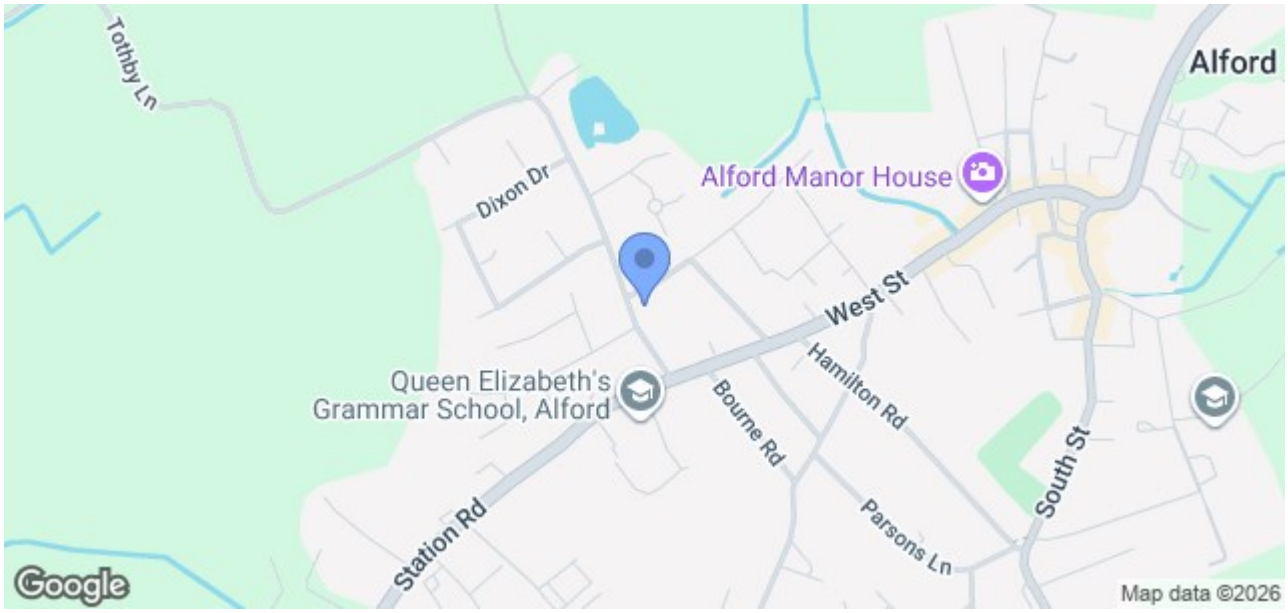
# Directions

From our Alford office head North towards the Church. At the junction turn left onto High Street/West Street then continue on this road until just before the Police Station where you turn right into Tothby Lane. 'No 8' can be found on the right hand side.