

47 South Street,  
Alford, LN13 9AN

Reduced To £274,950



\*\*\*£289,950 REDUCED TO £274,950\*\*\* Do you dream of owning a gorgeous period property which exudes all the character and charm of this era?

If so this lovely spacious 3 bedroom home could be for you. Retaining many original features, 3 reception rooms and plenty of space for vehicles, this home occupies a good central location. Call us now to book your viewing!

The property has the benefit of Gas Central Heating and timber sash windows which are partly double glazed. The spacious and well laid out internal accommodation consists of:-

Front Entrance door featuring an original brass door knocker and letterbox opens into:

### **Entrance Hall**

20'2" x 6'

Staircase to the first floor landing. Under stairs storage cupboard. Radiator. Electric meter and fuse box. Smoke alarm. Radiator.

### **Sitting Room**

14'0" x 12'10"

Open fire set in feature tiled surround. Radiator. Centre light. Picture rail.

### **Lounge**

14'0" x 16'0" into bay

Bay window to front. Open fire set in feature surround with tiled hearth. Radiator. Picture rail. Centre lighting. T.V. aerial point.

### **Dining Room**

14'0" x 14'2"

Inglenook fireplace with inset wood burner. Oak flooring. Radiator. Picture rail. Storage cupboard. Programmer controls for the central heating and hot water. Door with steps giving access down to the Cellar.

### **Kitchen**

14'2" x 7'9"

Fitted wall and base units with work surfaces over. Integrated 'Neff' Electric double oven and 5 ring Gas hob with filter hood over. Integrated dishwasher and twin fridge/freezer. Plumbing for tumble dryer. Electric plinth heater. Tiled floor. Part tiled walls.

### **Rear Lobby**

7'9" x 5'10"

Fitted storage cupboards. Tiled floor. Stable style door leading out to the rear patio and garden.

### **Shower Room**

8' x 7'9"

With three piece white suite which consists of a large shower enclosure with mixer shower, pedestal wash hand basin and w.c. with dual push button flush. Radiator. Half tiled walls. Tiled floor. Chrome heated towel rail. Mirror light with Electric shaver point.

### **Landing**

14' x 6' extending to 9'8"

L-shaped. Access to the loft area. Thermostat control for the central heating.

### **Bedroom 1**

14'2" x 14'0"

Radiator. Stripped timber flooring.

### **Bedroom 2**

14'0" x 14'0"

Radiator. Access to the loft area. Fitted wardrobes. Door to the Bathroom.

## **Bathroom**

20'3" x 8'

Four piece bathroom suite which consists of a panelled bath, shower enclosure with mixer shower, pedestal wash hand basin and w.c. Radiator. Spot lighting Access to the loft area. Airing cupboard housing the Gas boiler which supplies the central heating and hot water plus the hot water cylinder with immersion heater.

## **Bedroom 3**

14'0" x 13'0"

Radiator.

## **Driveway**

Spacious driveway to the front of the property with parking for several vehicles.

## **Gardens**

## **Log Store**

## **Workshop**

13' x 7'2"

Fitted bench unit with stainless steel sink unit and drainer plus Electric water heater. Power and lighting.

## **Tenure**

Freehold

## **Council Tax**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.

LN11 8UP

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 C

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 462277.2

## **Making an offer**

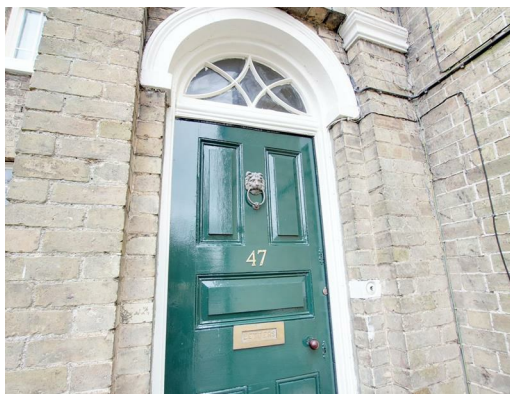
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

## **Website**

All details also available on our website [www.choiceproperties.co.uk](http://www.choiceproperties.co.uk)

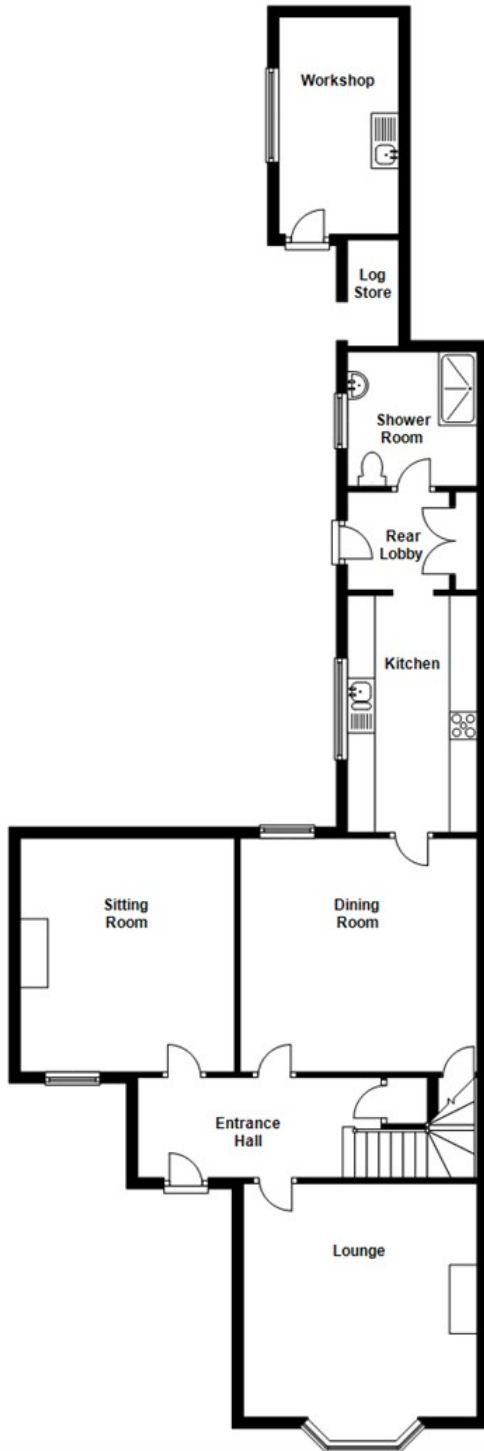
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



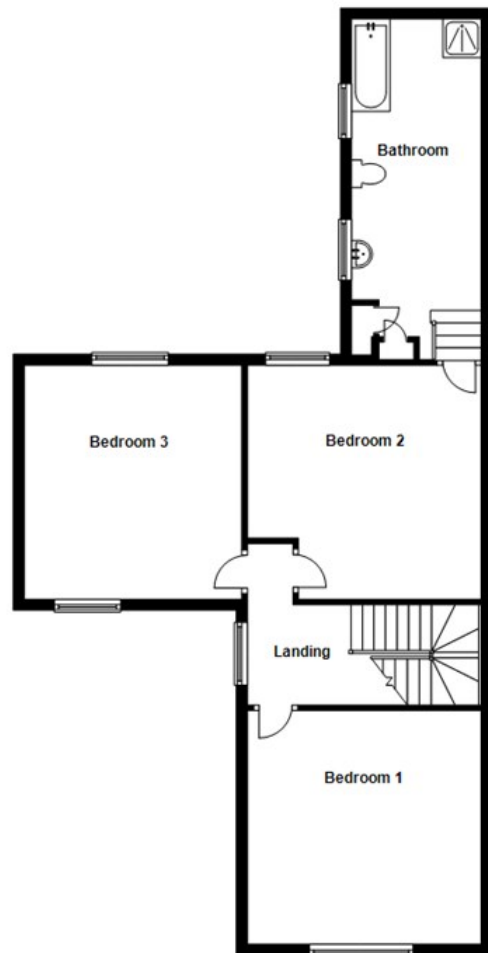




Ground Floor



First Floor



# Directions

From our Alford office head South along South Street and number 47 can be found a short way along on your left hand side.

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

Energy Efficiency Rating: Current 47, Potential 77

Environmental Impact (CO<sub>2</sub>) Rating: Current 64, Potential 32

