

16 Church Street,  
Alford, LN13 9EG

Offers Invited £275,000



**\*£325,000 REDUCED TO £275,000\*** Choice Properties are delighted to offer for sale this spacious grade 2 listed house with five bedrooms (one en-suite) and three reception rooms. The property has privately enclosed walled gardens to the rear and is situated in a central position within the market town of Alford.

This impressive property has the added benefit of Gas central heating, is partially double glazed and has a number of original features. Internally the well presented accommodation consists of:-

**Front Entrance Door to:**

**Entrance Hall**

10' x 4'

Part tiled walls. Tiled floor. Double opening 'French' doors leading through to:

**Hallway**

21'7" x 20'9"

L-shaped. Staircase leading up to the first floor landing. Staircase leading down to the Cellar. Oak panelled walls. Timber flooring. Radiator. Thermostat and programmer controls for the central heating. Door leading out to the rear garden.

**Cellar**

14'7" x 14'1"

Lighting. Opening through to the Wine Cellar and Coal Store.

**Wine Cellar**

10' x 9'

**Coal Store**

14'7" x 5'7"

Coal chute from outside.

**Lounge**

15'3" x 24'5"

Open fire set in feature stone surround. 2 radiators. Beamed ceiling.

**Dining Room**

15'3" x 17'1"

Open fire set in feature stone surround. Radiator. Timber flooring. Beamed ceiling. Centre lighting.

**Snug**

11'6" x 14'1"

Open fire set in feature timber surround. Radiator. Telephone point. Double opening 'French' doors leading through to the Conservatory.

**Conservatory**

16'8" x 10'8"

Tiled floor. Electric wall mounted heater. Wall lighting. Side Door to the rear yard. Double opening 'French' doors leading out to the rear patio and garden.

**Kitchen**

14'10" x 11'7"

Fitted wall and base units with work surfaces over. Integrated Electric oven and hob. 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Radiator. Electric consumer unit. Telephone point.

**Utility Room**

15'1" x 10'0"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Radiator. 'Worcester' Gas boiler which supplies the central heating and hot water. Door leading out to the rear yard.

**Shower Room**

5'7" x 3'8"

Tiled walls and floor with mixer shower and extractor fan.

**WC**

W.C. and wash hand basin. Extractor fan. Timber floor.

**Landing**

14'10" x 9'5" extending to 27'

Access to the loft area. 2 radiators.

**Bedroom 1**

16'1" x 22'5"

Gas fire. 2 radiators. Fitted storage cupboards. Access to the loft area.

**Bedroom 2**

14'10" x 11'7"

Radiator. Fitted wardrobes and dresser unit. Opening leading through to:

**En-suite Shower Room**

11'7" x 3'3"

Three piece suite which consists of shower enclosure with mixer shower, pedestal wash hand basin and w.c. Extractor fan. Mirror light with Electric shaver point. Part tiled walls.

**Bedroom 3**

16'1" x 12'2"

Radiator.

**Bedroom 4**

16'1" x 11'

Radiator. Access to the loft area.

**Bedroom 5**

11'9" x 13'10"

Radiator. Fitted wardrobes and dresser unit.

**Bathroom**

11'9" x 10'3"

Panelled corner bath, bidet and pedestal wash hand basin. Radiator. Part tiled walls. Mirror light with Electric shaver point. Large airing cupboard housing the hot water cylinder with immersion heater.

**Separate WC**

7' x 3'1"

With w.c.

**Driveway**

To the side of the property are double opening timber gates with driveway leading around to the rear of the property with a turn area and access to the double garage.

**Double Garage**

17' x 15'

With two up and over doors. Power and lighting.

**Private walled gardens**

To the rear of the property is a rear yard area plus concrete patio which leads onto the privately enclosed walled garden which boasts a wide variety of trees, plants, flowers and shrubs all connected via a small network of paths linking to hidden patios plus a fish pond and water feature with steps over.

**Additional Notes**

The property benefits from soundproofing to the front of the property.

Solar Panels have been installed to the rear of the property.

**Grade 2 listed**

The property was listed on the 30th June 1986 with the English Heritage Building ID 195528.

House, formerly a public house. Early C18, raised late C18, with mid C19 alterations. Red brick, colour washed, pantile roof with 2 gable stacks. L-plan. 2 storey, 4 bay front with central 6 panelled door, overlight, plain wooden surround with short hood. To left, 2 plain sashes with heavy plain stucco surround with key blocks with above a blocked arch. To right is a plain tripartite window. To first floor are 4 glazing bar sashes. All windows have segmental heads with painted splayed lintels.

**Tenure**

Freehold

**Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 462277.

**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)

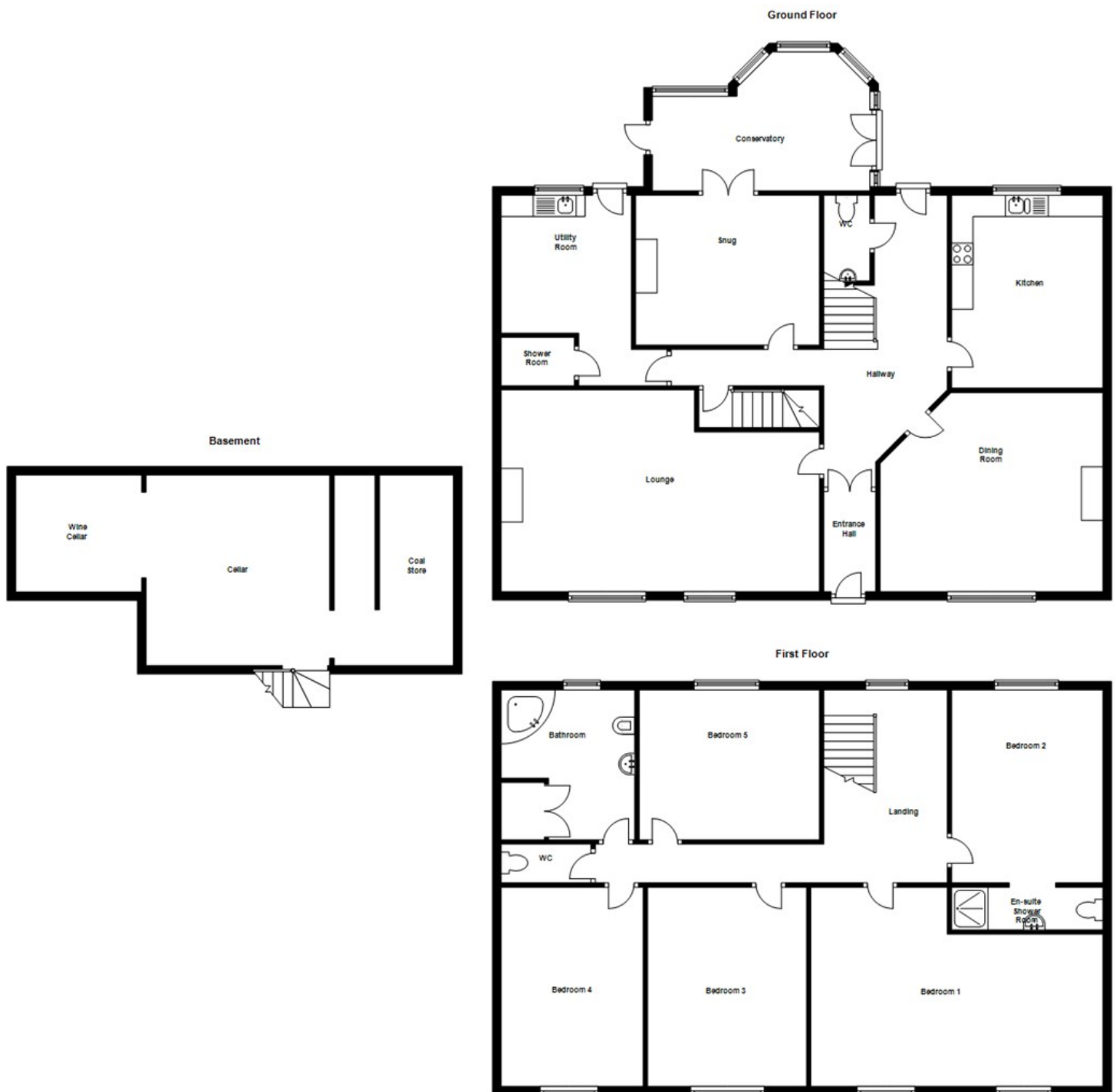
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# Directions

From our Alford office head East towards the Church and number 16 Church Street can be found on your right hand side.

