

14 Parsons Lane,
Alford, LN13 9BE

Price £162,500



Choice Properties are delighted to present to you this most beautiful and spacious 3 bedroom semi detached house with a pleasant garden and good sized driveway. Situated in the heart of the historic market town of Alford we highly recommend viewing this lovely home.

The property has the added advantage of Gas fired central heating and UPVC double glazing and internally the well laid out accommodation consists of:-

Entrance Hall

Staircase to 1st floor landing. Smoke alarm. Thermostat control for the central heating. Fitted cupboard housing the electric meter. Open plan leading through to:-

Lounge

17'1" x 10'8"

Open fire set in feature surround. Radiator. Telephone point. T.V. Aerial point. Power points.

Kitchen/Diner

19'5" x 12'10"

Attractive fitted wall and base unit with work surfaces over. Butler sink with mixer tap. Plumbing for dishwasher. Space for range cooker with feature brick surround. Wood burner with large mantel over. Radiator. Tiled floor. Power points.

Rear Hall

Tiled floor. Door to the side.

Pantry

9'0" x 2'10"

With power and lighting plus shelving.

Cloakroom

With dual push button w.c. Part tiled walls. Tiled floor.

Store

Utility Room

8'11" x 5'11"

Plumbing for automatic washing machine. Radiator. Tiled floor. Power points. Double opening doors leading out to the rear garden.

Landing

Radiator. Smoke alarm. Airing cupboard housing gas boiler which supplies the central heating and hot water. Programmer controls.

Bedroom 1

10'4" x 13'1"

Fitted wardrobes. Storage cupboard. Radiator. Power points.

Bedroom 2

10'5" x 13'7"

Radiator. Power points.

Bedroom 3

8'9" x 9'9"

Fitted wardrobes with sliding mirrored doors. Radiator. 1 double power point.

Bathroom

With three piece white bathroom suite which consists of keyhole style panelled spa bath with mixer shower over. Pedestal wash hand basin and w.c. with dual push button flush. Heated towel rail/radiator. Part tiled walls. Extractor fan.

Driveway

With ample parking space.

Gardens

To the front of the property an attractive low level wall and double opening wrought iron gates lead you through to the large driveway and pleasant lawned area. The rear garden is most private and laid mainly to lawn with patio area and outside store.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B - Amount payable for 2018 is £1,315.07

Viewing Arrangements

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

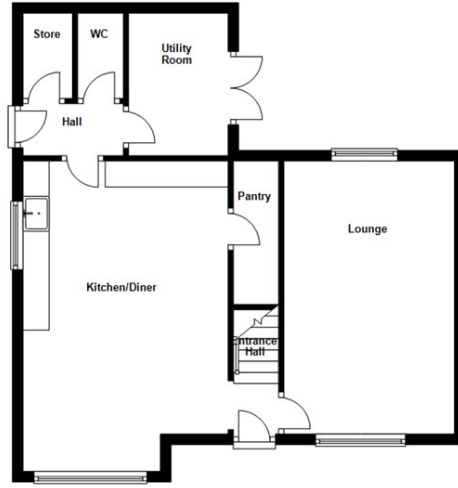
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

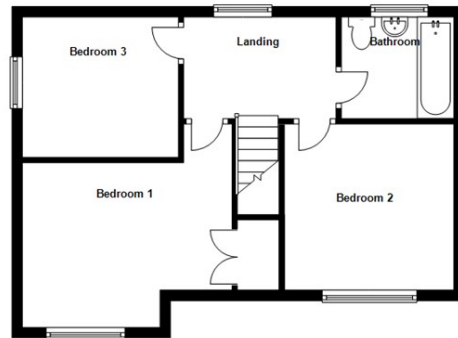




Ground Floor
Approx. 55.4 sq. metres (596.7 sq. feet)



First Floor
Approx. 44.7 sq. metres (480.9 sq. feet)



Total area: approx. 100.1 sq. metres (1077.6 sq. feet)

Directions

From our Alford Office head South along South Street, after passing the recreation ground turn right o to Hamilton Road, then immediately left into Parsons Lane Number 14 can be found on the right hand side.

