

Nursery Gardens , Alford, LN13 9EN

Price £345,000



Built for the current owners in 2000, Choice Properties are pleased to present to you this most attractive, individual, large detached three bedroomed home. Occupying a good sized plot with ample extra space for caravan, motorhome, etc. This bespoke home is located in a quiet cul de sac close to the centre of the charming historic market town of Alford.

With the advantage of a ground floor bedroom, dressing room and ensuite this elegant home also benefits from underfloor heating and UPVC Double Glazing and the unique internal accommodation comprises:-

Entrance Porch

With double opening UPVC Double Glazed Entrance Doors. Main Front door to:-

Entrance Hall/ Dining Room

9'00" x 23'08"

With box bay window. Delft rack. Laminate floor. Telephone point. Power points. Thermostat control. Staircase to Landing. Understairs cupboard. Double opening doors to:-

Lounge

17'8" x 13'7"

With box bay window. Gas Fire set in attractive fireplace. 2 T.V. Aerial points. Power points. Telephone point. Thermostat for central heating. Double doors to patio area.

Bedroom 1

11'8" x 11'1"

Square box bay with double opening french doors leading on to the patio area. Telephone point. Power points.

Dressing Room

7'2" x 7'1"

Fitted wardrobes and drawers with door to:-

Ensuite

6'01" x 5'01"

With corner shower cubicle, pedestal wash hand basin. Low level flush w.c. Fully tiled walls. Fully tiled floor. Extractor fan.

Ground Floor Cloakroom

4'04" x 6'00"

With low level flush w.c. Wash hand basin set in vanity unit. Fitted cupboards. Coat hooks.

Kitchen

11'8" x 10'7"

With high gloss cream wall and base units with work surfaces over. One and half bowl sink unit and drainer with Franke boiling/hot water tap. Integrated Gas Hob and Electric oven. Integrated dishwasher. Power points. Telephone point.

Utility

9'3" x 6'10"

With wall and base units with work surfaces over. Plumbing for automatic washing machine. Time control switch for central heating. Remeha Gas boiler which supplies the central heating system. Rear Access Door.

Galleried Landing

Feature Arched Window. Thermostat. Power points. Cupboard to loft space. Airing cupboard with hot water cylinder and immersion heater.

Bedroom 2

9'8" x 11'10"

Fitted wardrobes. Power point. Telephone point. T.V. Aerial point.

Bedroom 3

11'8" x 11'10"

Fitted wardrobes. Power points. Telephone point. T.V. Aerial point.

Bathroom

9'05" x 9'00"

With four piece bathroom suite which consists of corner bath, pedestal wash hand basin, low level flush w.c. and corner shower cubicle. Heated towel rail. Moisture resistant laminate flooring.

Driveways

The property benefits from two driveways. To the right hand side is a good sized driveway with ample parking for many vehicles which extends to a further gated secure hard standing for caravan, motor home etc. The property also has a second driveway to the left hand side of the house which is accessed through double gates again ideal for motor home, boat, caravan, etc.

Detached Garage

Brick built garage with slate roof. With up and over door. Personal access door. Fitted units. Power and lighting.

Gardens

This most attractive home stands in good sized, established, colourful, landscaped, and well tended gardens. Enclosed by a low level brick wall and bespoke double opening timber gates, the front garden is laid to lawn with a water feature and shrub border. To the right a large tarmac driveway provides ample parking space for several vehicles, double and single wrought iron gates give access to further secure hard standing for motorhome, caravan, etc and an enclosed side garden, with access to the kitchen, garage and rear garden. A further driveway can be found behind double opening timber gates on the left hand side of the property. A gate leads you from this driveway through to a private rear garden with well tended lawns, established borders, mature trees and shrubs, walkways, water features and a large feature koi fishpond which itself is bordered by attractive plants. The trees provide shade for the secluded seating areas, this garden just oozes charm, peace and tranquility. You will also find that the garden has the added advantage of outdoor electricity, water and a timed watering system.

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 - D

Viewing Arrangements

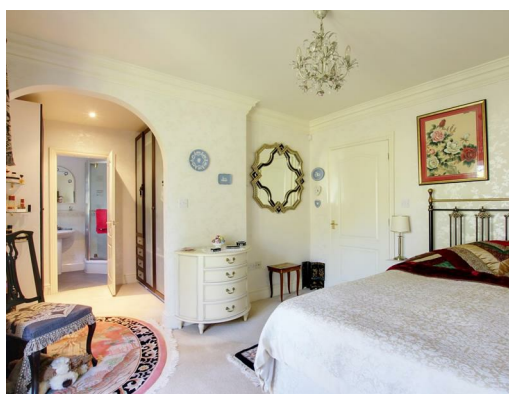
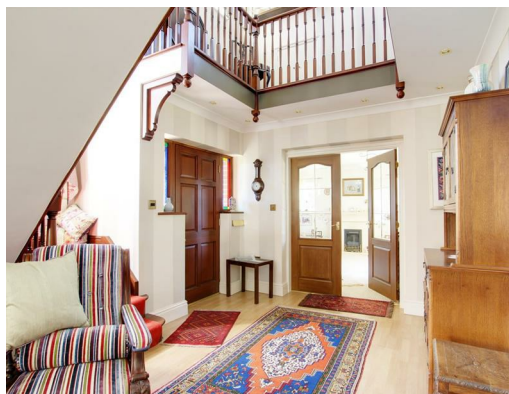
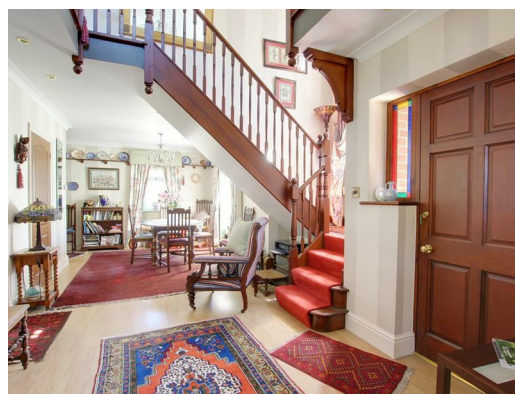
Viewing by Appointment through our Alford Office. Tel 01507 462277

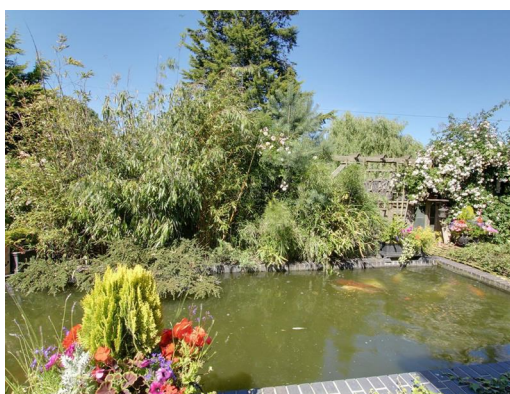
Making an offer.

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.

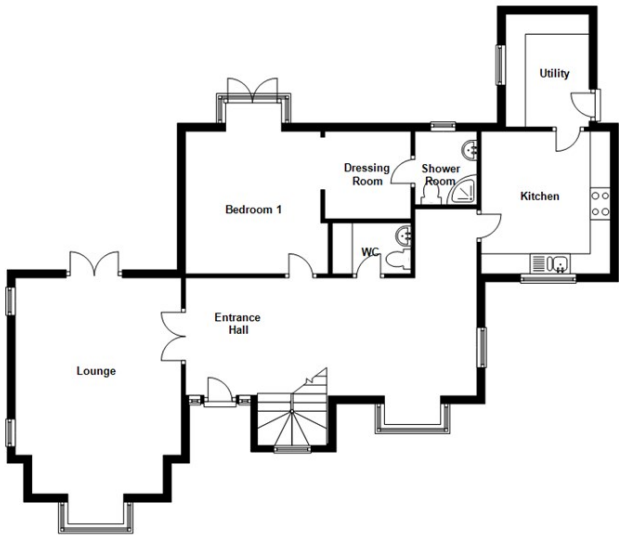
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

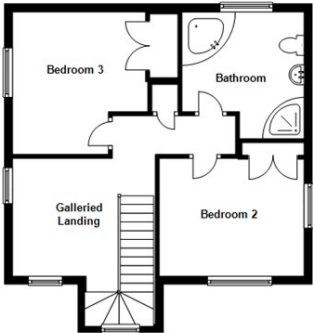




Ground Floor



First Floor



Directions

Take a left out of our Office ad head North towards the junction with the Church, take a left here and continue along West Street and a little way along you will see Commercial Rod on the right hand side, take a right down here and continue towards the bottom where you will find Nursery Gardens on the right hand side, turn into this road and Ash Tree House will be found on your left hand side tucked in the corner.

