

14 East Street,  
Alford, LN13 9EQ

Price £415,000



Not often do homes of this scale and grandeur come onto the market so Choice Properties are excited to present to you this impressive residence which occupies a good central position in the charming market town of Alford. Approx built in the 1880s of London brick, all rooms in this beautiful home are of extremely large proportions and include 5 bedrooms (2 en suite) and 3 reception rooms. With a large driveway, double garage and good sized gardens, with no upper chain we urge you to view this most attractive period property.

Steeped in history, this incredible home has a story to tell. It was built in the mid 1880s as a detached family residence for Sir Marmaduke Riggall by local builders Wood & Sons who still successfully build quality homes in the town today. The house still retains many original features including the grand bespoke staircase and stained glass windows. In 1897 it was extended to the rear and in the 1920s it was home to a girls' school for a certain period. In 1948 this capacious house was divided into two separate homes with number 14 being the larger residence of the two.

The current owners have insulated and re roofed the property with the original tiles and have installed UPVC double glazing throughout. The well-laid-out internal accommodation comprises:-

### **Entrance Porch**

With double opening entrance doors with original stained glass leaded lights. Original tiled floor.

### **Grand Entrance Hall**

10'10" x 34'08"

Double opening entrance doors with original stained glass leaded lights. Original parquet floor. Feature fireplace housing gas-fired burner. Attractive bespoke staircase with coat hooks. Understairs storage cupboard. Intruder alarm and fire alarm both maintained by ADT. 2 Radiators. There is an open cloaks cupboard at the bottom of the stairs which is ideal for storage, etc.

### **Lounge**

17'0" x 20'0" (excluding the bay)

With square box bay window. Beamed ceiling. Original ceiling rose. Attractive feature marble fireplace housing gas-fired flueless burner. Timber floor boards. Radiator.

### **Study**

17'0" x 14'4"

With 1920s fireplace. Radiator. Floor-to-ceiling original fitted cupboard.

### **Dining Room**

18'1" x 14'2" (excluding the alcove)

Open fireplace with Victorian tiled surround and tiled hearth. 2 radiators.

### **Kitchen**

14'10" x 14'2"

With white wall and base units and drawer units with work surfaces over. One and a half bowl stainless steel sink unit and drainer and waste disposal unit. Part tiled. Radiator. Rangemaster cooker included.

### **Utility**

11'7" x 14'2"

Quarry tiled floor. Stainless steel sink unit. Pumping for automatic washing machine. Vent for dryer. Plumbing for dishwasher. Worcester gas boiler which supplies central heating and hot water. Sheila Maid clothes airer. Access door to rear porch. Door to:-

### **Pantry**

7'2" x 6'11"

Base units with work surfaces over.

### **Landing**

Split level landing to Bedroom 3, bathroom and separate w.c. With steps up to Bedroom 1 and 2. Here there is a further staircase to 2nd floor. A large stained glass sky light lets in natural light from the roof.

### **Bedroom 1**

17'0" x 20'00"

Attractive Victorian feature fireplace with tiled hearth. 2 radiators. Door to:-

### **En- Suite/Family Bathroom**

14'6" x 10'10"

Featuring a free-standing cast iron roll top bath. Pedestal wash hand basin. Shower cubicle. High level flush w.c. Feature fireplace. 2 heated towel rails. Door to Landing.

### **Bedroom 2**

17'00" x 14'07"

Radiator Fitted cupboards.

### **Bedroom 3**

11'11" x 16'2"

Victorian feature fireplace. Radiator.

### **Bathroom**

14'06 x 11'09

With free-standing roll top bath. Wash hand basin set in wash stand. Floor to ceiling original linen cupboard and drawers. Door to large storage cupboard which houses hot water cylinder and immersion heater. Radiator.

### **Separate w.c.**

With low level flush w.c. and wash hand basin.

## **2nd Floor**

### **Bedroom 4**

17'5" x 20'0"

Victorian fireplace. 2 radiators. Velux window. Dual aspect windows with a view of Alford's five sail windmill. Double opening doors into:-

### **En-suite**

6'09" x 5'05"

With corner shower cubicle. Low-level flush saniflow w.c. Pedestal wash hand basin. Part tiled. Heated towel rail.

### **Bedroom 5**

13'4" x 14'4"

Victorian fireplace. Radiator. Fitted cupboard. Loft hatch to small loft area.

### **Rear Porch**

Open rear porch with doors to:-

### **Tool Cupboard**

### **Outside w.c.**

### **Large Driveway**

Large driveway with ample parking for many vehicles with double gates which lead to extra car/caravan standing and large garage.

### **Garage**

20'0 x 20'0

Large garage with sliding door and power and lighting.

### **Brick Built Store**

14'00" x 11'00"

### **Gardens**

To the front of the property is a well tended lawned garden with large driveway to the side which leads you through double gates to an extra standing for caravan, motor home etc and a very pretty walled patio area lined with roses. To the rear is a good sized lawned garden which is walled to one side and hedged to the other and is most private.

### **Tenure**

Freehold

### **Council Tax Band**

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)

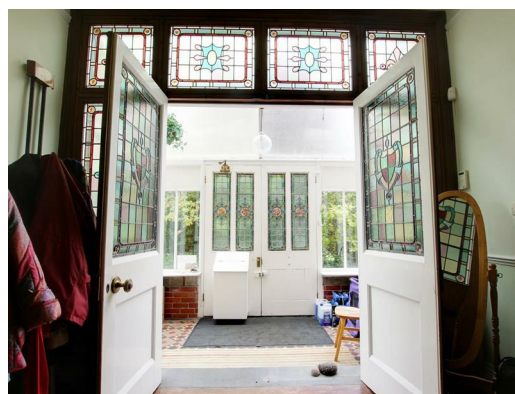
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E Amount payable for 2018 is £2066.53

### **Viewing Arrangements**

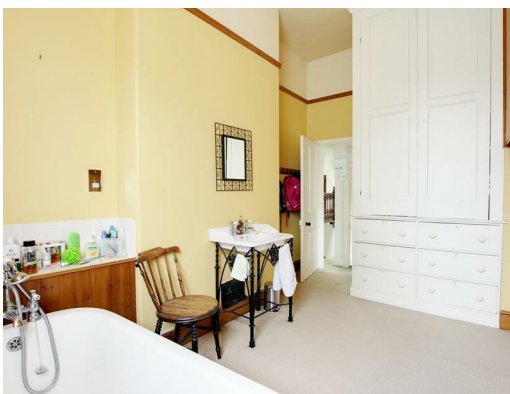
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE.  
Tel 01507 462277

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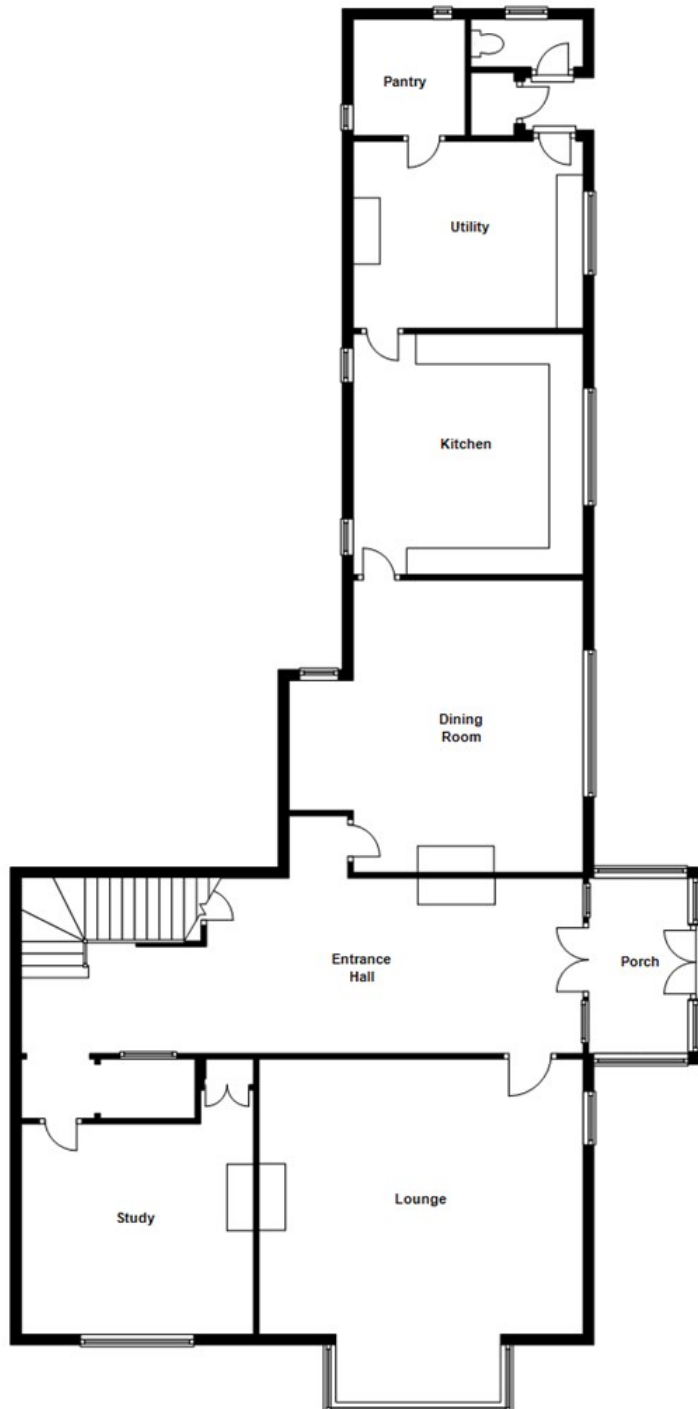




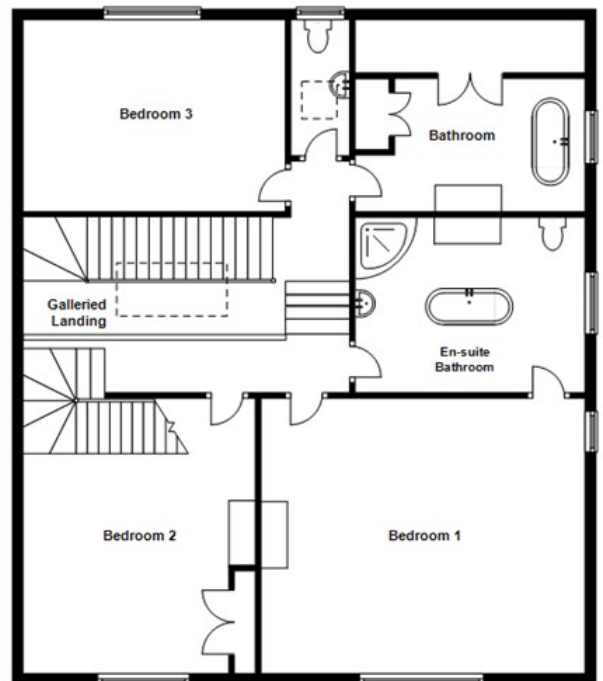




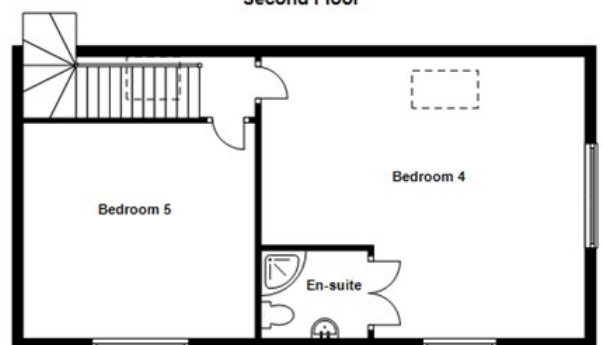
Ground Floor



First Floor



Second Floor



# Directions

From our Office take a left and head north towards the junction with the Church take a right here and head on to East Street and number 14 can be found a little way down on the left hand side.

