

Shenstone 16 Station Road, Alford, LN13 9HY

Reduced To £375,000



****WAS £399,950 NOW REDUCED TO £375,000 FOR QUICK SALE**** FOR With 4 Bedrooms, 2 Reception Rooms, OUTDOOR SWIMMING POOL, GOOD SIZED GARDENS and a GENEROUS BUILDING PLOT approx 0.14 hectare (STS) with OUTLINE PLANNING PERMISSION, Choice Properties are delighted to present to you this rare gem of a home which occupies a good location in the pleasant small historic market town of Alford. With NO UPPER CHAIN we highly recommend viewing this property.

The property has the added benefit of 'Everest' UPVC Double Glazing and Gas Central Heating. The most spacious and well laid out internal accommodation consists of:-

Solid Oak front entrance door to:

Reception Hall

12'5" x 11'5"

With feature wood panelling and co ordinating interior doors with solid brass handles. Staircase to Landing. Radiator. Picture rail. Smoke alarm. Telephone point. Thermostat control switch for the central heating. Walk-in storage area under the stairs.

Lounge

19'1" x 15'3" plus bay

Feature octagonal shaped bay window. Gas Fire set in Adam style fireplace set in feature wooden surround and marble hearth. 3 Radiators. Picture rail. Serving hatch to the kitchen.

Dining Room

16'3" x 12'0"

Gas Fire set in traditional tiled fireplace with wooden surround. 2 Radiators. Double UPVC French doors which open out on to the rear pool area. T.V. aerial point. Centre lighting.

Kitchen

11'10" x 11'7"

Fitted wall and base units with work surfaces over. One and Half bowl sink unit and drainer with mixer taps. Space for range cooker. Part tiled walls. Radiator. Large storage cupboard housing the programmer controls for the central heating. Serving hatch.

Pantry

10'0" x 6'5"

With tiled floor. Cold shelf. Fitted shelving to the walls. Storage cupboard.

Rear Lobby

8'6" x 4'1"

With door leading out to the rear garden.

Utility Room

5'9" x 4'9"

With plumbing for washing machine and vent for tumble dryer. 'Worcester' Gas Boiler which supplies central heating and hot water. Tiled floor.

WC

5'5" x 3'3"

W.C. and Wash hand basin with tiled back splash.

Pump Room

10'0" x 6'6"

Accessed from outside is the Pump Room which houses the pump and filter for the swimming pool.

Landing

13'8" x 10'1"

Airing cupboard housing hot water cylinder with immersion heater. 2 Radiators. Large loft access with pull down ladder to the partly boarded loft area with lighting. Smoke alarm.

Bedroom 1

19'4" x 15'3" plus bay

Feature octagonal shaped bay window. 2 Radiators. Telephone point. Door to:

En-suite

7'6" x 3'

With wash hand basin, bidet and w.c. Part tiled walls.

Bedroom 2

16'3" x 12'0"

Radiator. Door to:

En-suite

6'9" x 3'

With w.c. and wash hand basin. Part tiled walls.

Bedroom 3

13'3" x 10'

Radiator. Pedestal wash hand basin.

Bedroom 4

12'9" x 10'

Radiator. Telephone point.

Bathroom

10'2" x 9'

Four piece bathroom suite which consists of w.c., pedestal wash hand basin, shower enclosure with mixer shower and panelled bath. Radiator.

Swimming Pool

30' x 14'

Outside swimming pool to the rear of the property.

Gardens

The lovely house is fronted by a low level brick wall and can be accessed both sides with pedestrian pathway to the left and a large driveway to the right which gives way to the detached brick built garage. The front garden is laid to lawn with ornamental trees and shrubs and a pretty landscaped folly style area featuring a fish pond decorated with attractive shrubs and plants. Meander through this area and you will be led through to the south facing back garden which again has a well tended garden laid mainly to lawn and features a glorious outdoor pool for use on those sunny summer days. The poolside area is flanked with palms, poplars and ornamental shrubs which adds to it's natural charm.

Building Plot

The good sized rear garden is mainly grassed with ornamental trees and bushes. Part of this garden has been granted outline planning permission for a single dwelling which gives further scope to those who wish to utilise the possibility of building if required.

Driveway

Garage

21' x 11'

Detached garage with Remote operated electric garage door plus personal door to the rear.

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 E

Viewing Arrangements

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

Making an offer

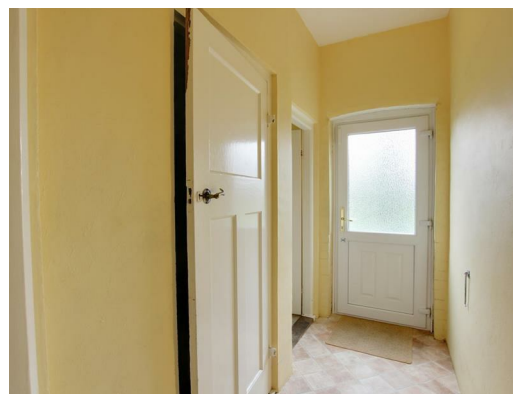
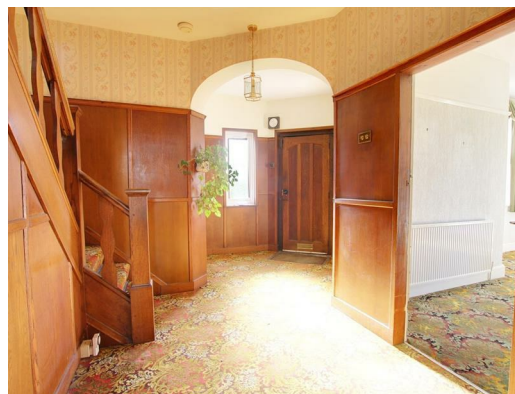
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

Website

All details also available on our website www.choiceproperties.co.uk

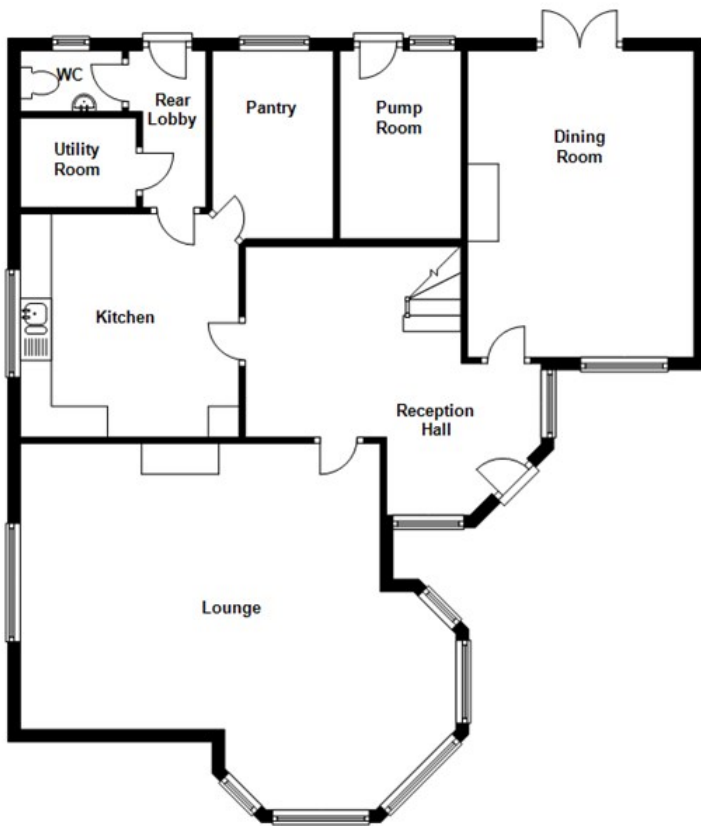
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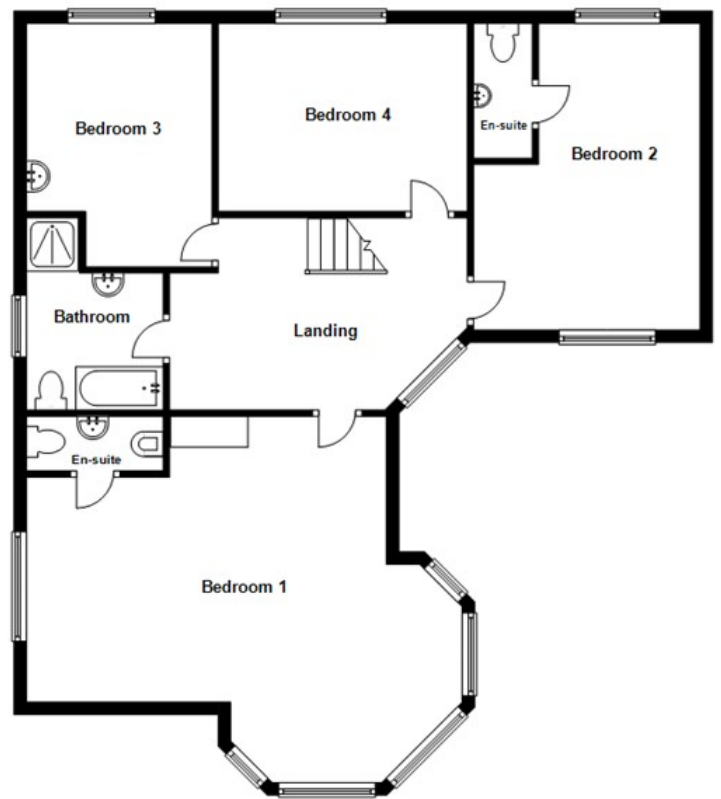




Ground Floor



First Floor



Directions

From our Office turn left out of the door and head towards the junction with the Church ahead. Here turn left again and continue along West Street, you will pass the Manor House on the right, continue along here, and you will see Queen Elizabeth's Grammar School on the left. Just beyond the School you will find number 16 on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

