CHOICE PROPERTIES

Estate Agents

Hill House Alford Road, Alford, LN13 9RB

Asking Price £350,000



Choice Properties are delighted to present this substantial and versatile three-bedroom detached home, situated in the popular village of Huttoft. Offering spacious and flexible accommodation throughout, the property comprises an enclosed porch, entrance hall, kitchen, generous lounge, separate dining room, sun room, additional reception room, ground floor shower room and utility room. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property really comes into its own, boasting an impressive range of additional facilities including a large workshop, substantial garage, static caravan, enclosed compound and driveway providing ample off-road parking. Established gardens surround the property, offering plenty of outdoor space. An excellent opportunity for buyers seeking a spacious home with extensive outbuildings and versatile accommodation.

OFFERED CHAIN FREE – INTERNAL VIEWING HIGHLY RECOMMENDED!

Spacious accommodation comprising :

Enclosed Porch
Double glazed windows to front, built in seat with storage below, door to:

Entrance Hall
Double glazed window to side, stairs to first floor landing, under stairs storage cupboard, built in storage cupboard, radiator.

Ground Floor Shower Room
Obscure double glazed window to side, white suite comprising low level W.C, wash hand basin with mixer tap, wet room style shower, part tiled walls, tiled floor, radiator.

Lounge / Dining Room
12'2 x 11'10 plus 11'10 x 11'6
Double glazed window to front, side and rear, feature wood burner, two radiators.

Sun Room
13'2 x 10'3
Double glazed windows to sides, double glazed door to side, double glazed sliding doors to rear opening to garden, Velux style windows, two radiators.

Reception Room
13' x 5'10
Double glazed window to side, built in storage cupboard, under stairs storage cupboard, radiator.

Kitchen
15'2 x 6'
Two double glazed windows to side, double glazed stable door opening to garden, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls.

Utility Room
Double glazed window, space for appliances.

Landing
Access to:

Bedroom One
12'4 x 11'10
Double glazed window to rear, radiator.

Bedroom Two
11'11 x 11'7
Double glazed window to rear, built in wardrobes, radiator.

Bedroom Three
8'6 x 7'7
Double glazed window to side, built in storage cupboard, radiator.

Bathroom
Obscure double glazed window to side, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, free standing bath with mixer tap and shower attachment, built in storage cupboard, part tiled walls, radiator.

Garden
Surrounding the property, mainly laid to lawn, flowers, trees and shrubs, fruit trees, patio area, side access.

Workshop
17' x 10'11 plus 11'3 x 10'8 plus 16'8 x 11'
Windows to sides, power and light.

Garage
44'3 x 12'5
Power and light.

Compound
Fenced area, ideal for storage.

Static Caravan

Driveway
Providing ample off road parking space.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
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

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.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements
Contact Choice Properties on 01507 462277

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.

























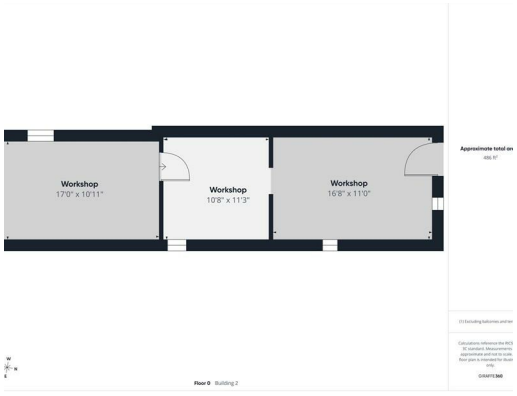


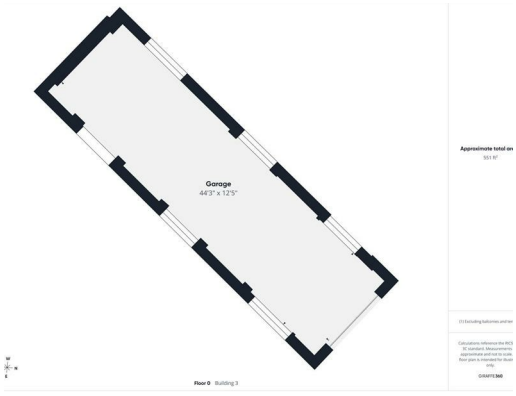






NO PUBLISHED
KEEP DRIVEWAY
ENTRANCE
CLEAR
THANK YOU


Workshop
17'0" x 10'11"
Workshop
10'8" x 11'3"
Workshop
16'8" x 11'0"
Floor 0 Building 2


Garage
44'3" x 12'5"
Floor 0 Building 3



Floor 0 Building 1





Floor 1 Building 1

Approximate total area(1)

1165 ft²

Reduced headroom

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use postcode of LN13 9RB to locate the property

