CHOICE PROPERTIES

Estate Agents

5 Alford Road,
Sutton On Sea, LN12 2HF

Price £475,000



It is a pleasure for Choice Properties to offer for sale this most spacious and characterful detached house situated close to the local amenities and award winning golden sandy beaches of Sutton on Sea. The property benefits from generously proportioned rooms throughout, high vaulted ceilings, a large garden and outdoor space as well as ample off road parking. Offering a versatile layout, this impressive property lends itself to a number of uses such as a growing family, entertaining guests, working from home and more. Early viewing is certainly advised to appreciated this unique, charming home!

Benefitting from gas central heating and uPVC double glazing, this spacious and charming accommodation comprises:

Entrance Hall
9'2" x 17'8"
uPVC entrance door. Large built in storage/coat cupboard. Log burning stove. Tiled flooring. Staircase to the first floor landing.

Bathroom
7'7" x 13'2"
Fitted with a white four piece bathroom suite comprising a panelled bath tub, walk in shower enclosure, dual flush wc and hand wash basin set in oak unit. Tiled walls and flooring.

Open Plan Living & Kitchen
44'9" x 17'6"
Measurements including kitchen to widest points.
Fitted kitchen with a range of wall and base units with work surfaces over, 1.5 bowl sink unit and drainer with mixer taps over, space for large range style cooker with extractor over.
Large, characterful living area with wooden ceiling beams and a log burning stove in the corner of the room with a brick feature surround. 3 Radiators. 2 feature wall lights. Spiral staircase to the first floor landing. Double opening patio doors to the conservatory and double opening doors to the games room.

Utility
7'7" x 6'9"
Fitted with wall and base units with work surfaces over and plumbing for a washing machine. Tiled walls and flooring.

WC
7'7" x 3'9"
Fitted with wc and ceramic hand wash basin set into oak unit. Tiled walls and flooring. Radiator.

Conservatory
41'5" x 6'1"
With a polycarbonate roof, single entrance door and double patio doors to the garden. Tiled flooring.

Games Room
32'10" x 17'9"
Remarkably spacious, light and airy reception room with high vaulted ceiling and wooden beams. Two radiators. Three feature fan lights. Double opening patio doors to the garden and single access door. Log burning stove with a brick feature background and slate tiled hearth with log store underneath.

Reception Room / Bedroom 5
15'8" x 17'8"
Spacious room with high vaulted ceiling. Radiator. Tiled flooring. uPVC door to the garden.
Previously used as an office, reception room and bedroom. Offers potential for a downstairs bedroom and multi-generational living.

First Floor Landing
Airing cupboard. Staircase to the loft room with cupboard underneath. Radiator.

Bedroom 1
25'9" x 10'5"
Measurements to widest points including en-suite.
Spacious double bedroom. Radiator. Double windows to the front. Hand wash basin.

En-Suite
Fitted with a three piece suite comprising a roll top bath tub, insignia shower and wc. Fitted wardrobes.

Bedroom 2
16'10" x 9'6"
Spacious double bedroom. Two radiators.

Bedroom 3
8'10" x 9'1"
Measurements to walls down the steps.
Double bedroom. Two radiators.

Bedroom 4
8'8" x 11'7"
Double bedroom. Two radiators.

Shower Room
5'5" x 7'7"
Fitted with a three piece suite comprising an insignia shower, pedestal hand wash basin and wc. Tiled walls. Towel rail radiator. Built in cupboard.

Loft Room
19'10" x 8'2"
Ideal storage/office space.

Driveway
The property is approached via double opening gates and single pedestrian gate that lead to the good sized gravelled driveway providing ample parking for a number of vehicles.

Garden
A single gate from the driveway leads to the well kept and well established gardens which are mostly laid to lawn and set with a variety of plants, trees and shrubs. To one side of the lawned garden is a gravelled garden area that leads to the conservatory. Attached to the left hand side of the property is a large store/ workshop with double opening doors. There is also a static caravan at the bottom of the garden used for storage. Greenhouse & various timber sheds.

Additional Information
Please see below additional information from the sellers of the property:

Complete refurbishment under our ownership: damp proof course, new Insignia shower and steam unit, under floor insulation in large room, new carpet and laminate throughout, en-suite replaced, kitchen units replaced wiith electric range installed, utility room units replaced, new lighting in several rooms, quettle installed, redecoration throughout, two new log burners installed with slate hearths, new oak sink unit installed in downstairs shower room, downstairs toilet and sink unit replaced, all new internal doors installed, radiator added to hallway and downstairs bathroom, substantial tree planting to create privacy, the whole property has been repainted outside, the static caravan had replacement double glazing. It is currently used for storage but could be renovated to be used as accommodation. Council tax records show that it used to have its own council tax band.
The property has much historical interest. We understand that the huge beams in the living room were salvaged from a ship that ran aground on the beach. The property has been an art gallery, a textile factory (see the ceiling in the downstairs bedroom), a skating rink and a car garage.

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.

Viewing Arrangements
By appointment through Choice Properties on 01507 443777.

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

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.






























TEXAS
164-BUM



















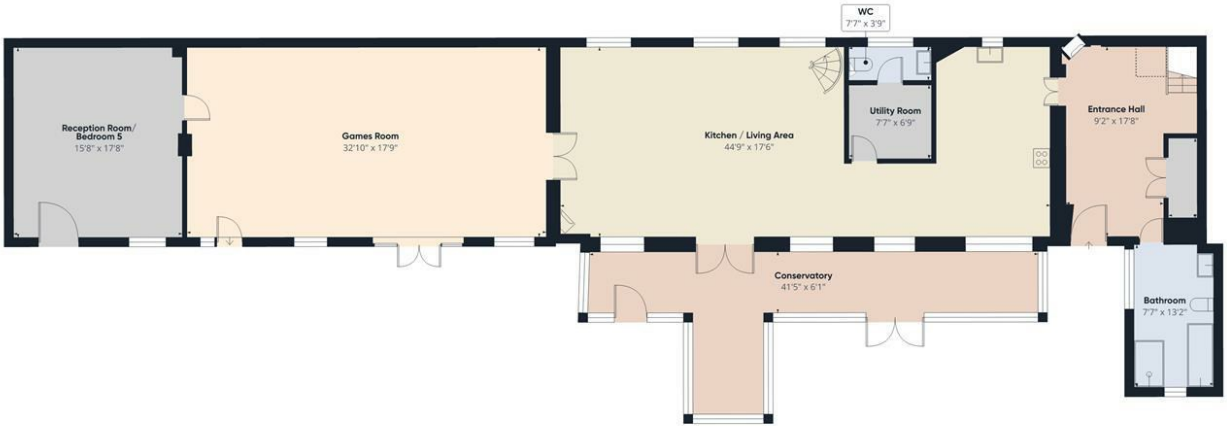

Approximate total area(1)

2288 ft²

Reduced headroom

20 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.

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Floor 0



Approximate total area(1)

963 ft²

Reduced headroom

7 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.

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Floor 1

Directions

After you pass through the High Street in Sutton on Sea carry on straight forward at the mini roundabout onto Alford Road and number 5 can be found a short way along on your left hand side.

