



**Alford Road
Thoresthorpe
Alford
Lincolnshire
LN13 0HU**

Offers in Excess of £345,000

bettermove

Alford Road

Alford

Bettermove are proud to present this 4 bedroom detached house in Thoresthorpe available with no forward chain.

The property benefits from double glazing, oil central heating throughout and has ample off street parking available via the large driveway. The council tax band is C.

The interior of this beautifully presented property comprises two spacious living rooms, utility room and downstairs bathroom, fitted kitchen with the dining area on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Thoresthorpe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A16 and many local buses.

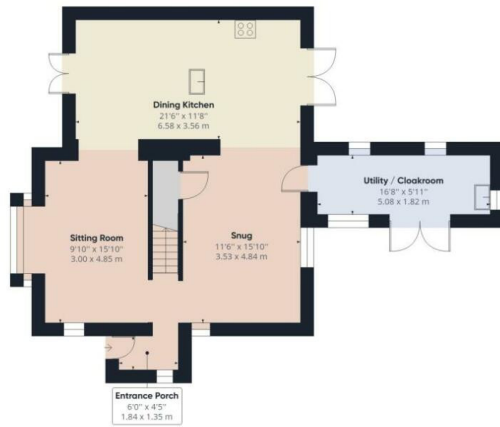
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

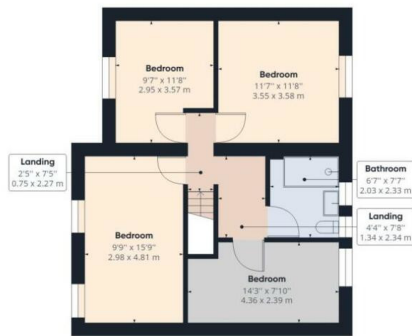
The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor Building 1

Approximate total area⁽¹⁾
 1426.38 ft²
 132.51 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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