

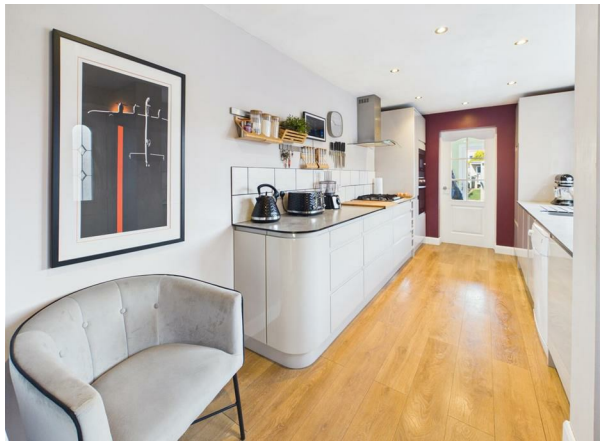
11, Christopher Road

Alford, LN13 0AB

BELL







11, Christopher Road

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11 Christopher Road is an attractive, two-bedroom end-terrace property; providing stylish accommodation and a private, secure, rear garden with lawned and patio spaces. Enjoying modern kitchen and bathroom fitments, the property offers a front (South) facing open living-dining room; kitchen and utility to the ground floor, two bedrooms and bathroom above.

Alford is a market town on the fringe of the Lincolnshire Wolds, a designated National Landscape, and within convenient distance of the East Coast. The town offers a range of local services including doctor's surgery, primary and secondary schools - with the larger market town of Louth and coastal resort of Skegness offering a greater range of amenities, each 14 miles away.

ACCOMMODATION

Kitchen
Having uPVC double glazed window to side, lights to ceiling. Excellent range of modern units to base and wall levels. Sink and drainer to square edge worktop; integrated oven, microwave, hob, fridge. Space and connections for under counter dishwasher. Wood effect flooring, wood glazed door to utility and wood door to...







Living - Dining Room
With uPVC double glazed windows to front and rear, lights to ceiling. Carpet, radiators, multiple power points. Carpeted stairs to landing.

Utility
Having uPVC double glazed door to rear and window to side. With light to ceiling, space and connections for upright American style fridge-freezer and under counter washing machine plus dryer. Tiled flooring , electric heater.

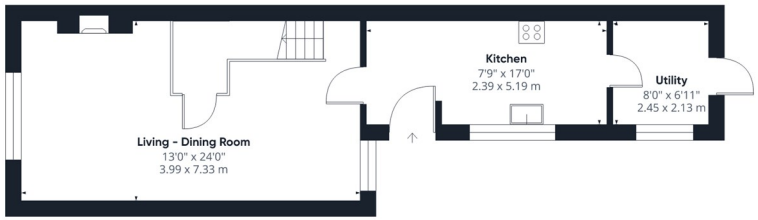
Bedroom 1
With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points; mirror fronted storage space.

Bathroom
With uPVC double glazed obscured window to front, lights to ceiling. Low level wc, pedestal sink, corner bath with shower over. Tiles to walls and floor, heated towel rail.

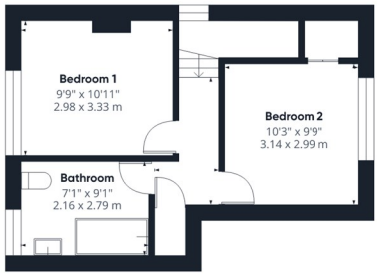
Bedroom 2
Having uPVC double glazed window to rear, lights to ceiling. Carpet, radiator, power points. Wood door to storage space.

Outside
The property is approached from Christopher Road up a (shared) pathway, leading beneath each and to the rear yard space. Fenced off from here is the property's private, secure, child and pet friendly garden: comprising a paved seating area, with trellis fence alongside; and lawned area with gravelled bed and store to rear.

(Unallocated) street parking is available down Christopher Road.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

968 ft²

89.9 m²

(1) Excluding balconies and terraces

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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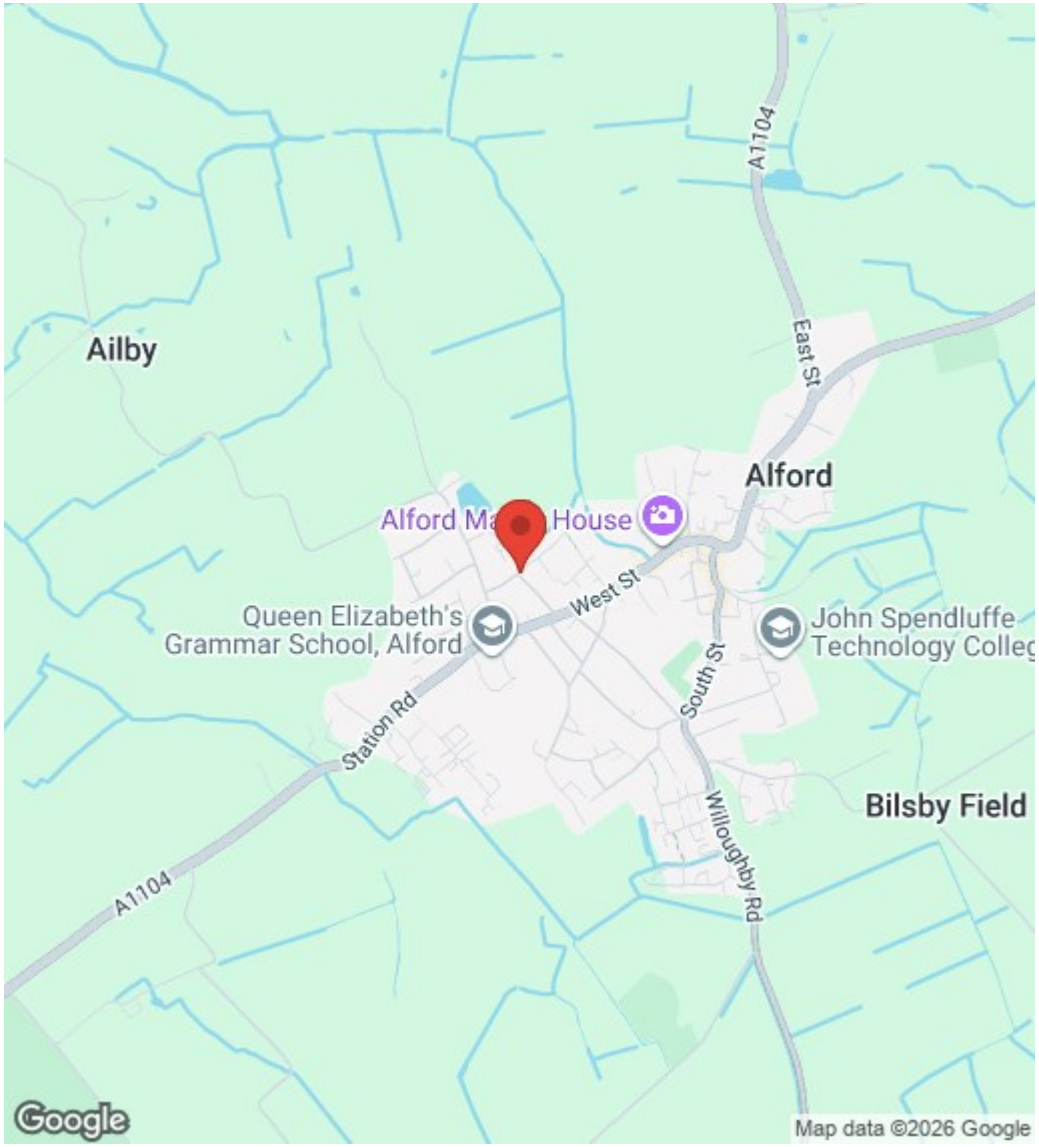





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COUNCIL TAX: – Tax band: A

ENERGY PERFORMANCE RATING;

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

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Brochure prepared: 6th November 2026

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