



113 Christopher Road, Alford, LN13 0AB



3



1



2

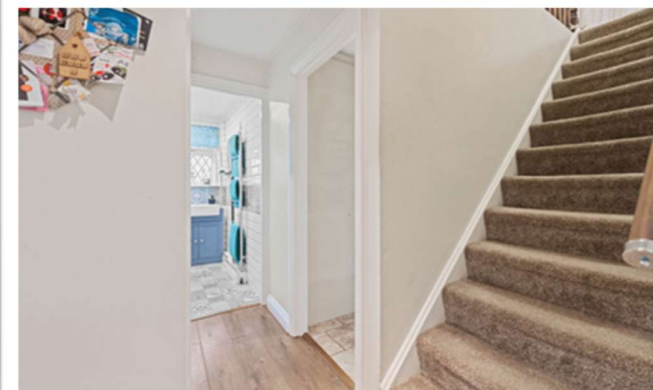
Freehold

£215,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge/diner & conservatory
- Bathroom & separate WC
- Driveway providing off-road parking
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A semi-detached house within walking distance to local amenities in the popular historic market town of Alford. Having accommodation comprising: entrance porch, hall, lounge/diner, conservatory, kitchen, bathroom and separate WC to ground floor. Three bedrooms to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed entrance door through to the:

LOUNGE

Having window to side elevation, radiator and feature wood burner. Archway through to the:



ENTRANCE PORCH

Having windows to front, side & rear elevations, part glazed door to rear elevation, polycarbonate roof, wall light point, tiled floor, work surface with cupboards under and tall units to side. Part glazed door to the:

DINING ROOM

Having french doors to outside decked area, radiator, wall light points and french doors to the:

HALL

Having wood effect flooring and staircase rising to first floor.

CONSERVATORY

3.49m x 3.21m (11'6" x 10'6")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, fitted shutters radiator and oak flooring.

LOUNGE/DINER

6.02m x 4.85m (19'10" x 15'11")

Forming two areas comprising:



 **NEWTONFALLOWELL**





KITCHEN

3.7m x 3.19m (12'1" x 10'6")

Having bow window to front elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, space for gas cooker, cupboard and space for dishwasher under, cupboards & extractor over. Work surface return with cupboards & appliance spaces under. Further work surface with cupboards & drawers under, cupboards & gas fired boiler providing for both domestic hot water & heating over. Utility cupboard with space & plumbing for automatic washing machine and downstairs walk-in pantry.

BATHROOM

2.1m x 1.54m (6'11" x 5'1")

Having window to front elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor, freestanding bath with central mixer tap, hand held shower attachment & shower fitting over, hand basin inset to vanity unit with cupboard under.

SEPARATE WC

Having window to side elevation overlooking the entrance porch, tiled floor and close coupled WC.

 **NEWTONFALLOWELL**



FIRST FLOOR LANDING

Having radiator.

BEDROOM ONE

3.41m x 2.83m (11'2" x 9'4")

Having window to rear elevation, radiator and large walk-in wardrobe.

BEDROOM TWO

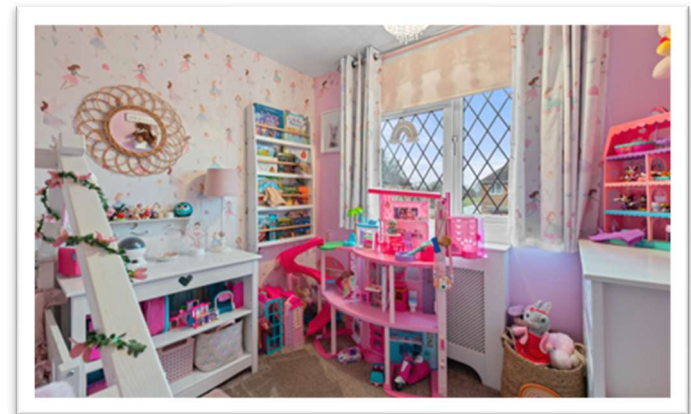
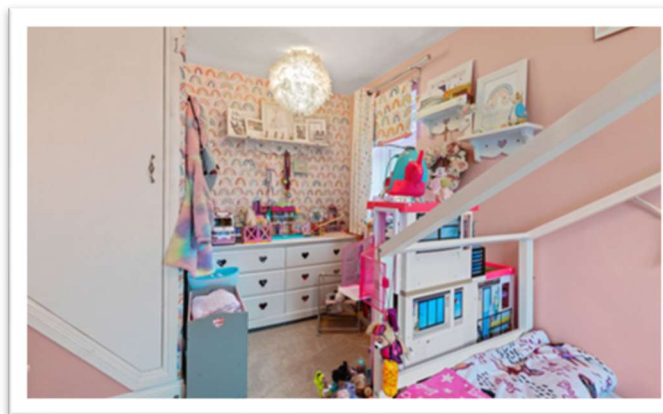
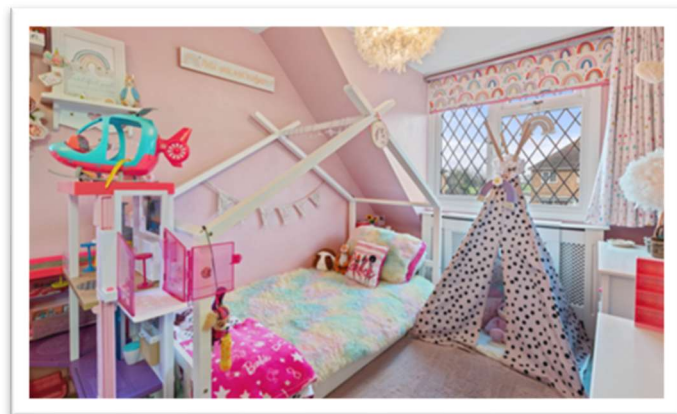
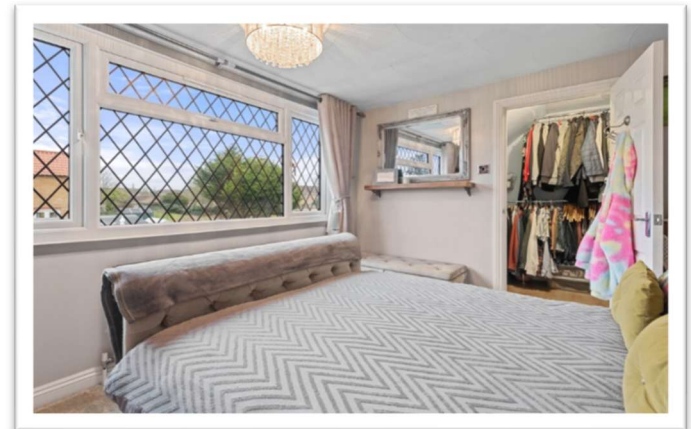
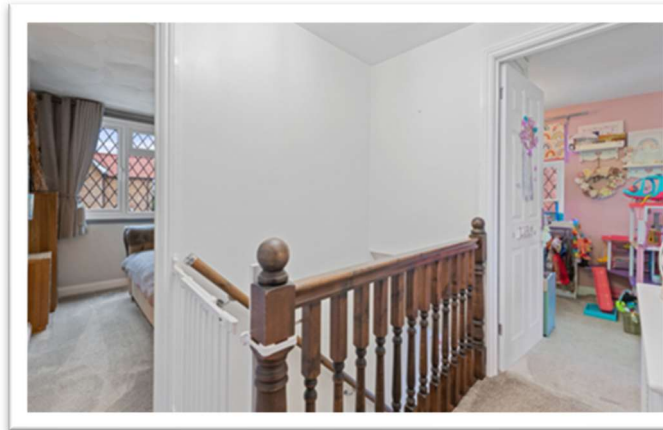
4.44m x 2.38m (14'7" x 7'10")

Having windows to front & side elevations, radiator and built-in cupboard.

BEDROOM THREE

2.56m x 2.41m (8'5" x 7'11")

Having window to front elevation and radiator.



EXTERIOR

To the front of the property there is a block paved area which provides ample off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn. Having a decked patio area with canopy over, garden shed and woodstore to the side of the house.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

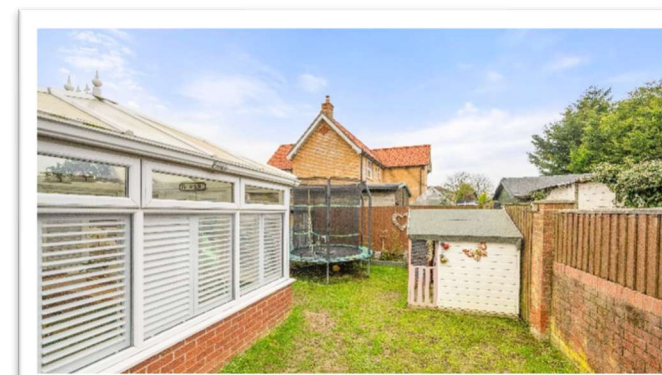
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

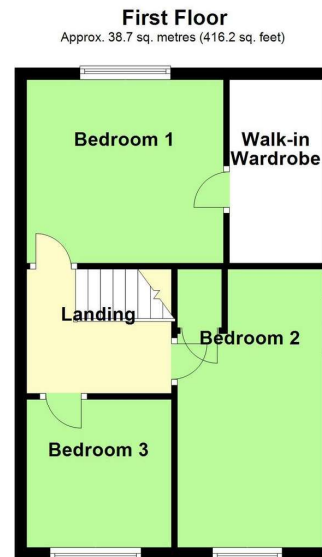
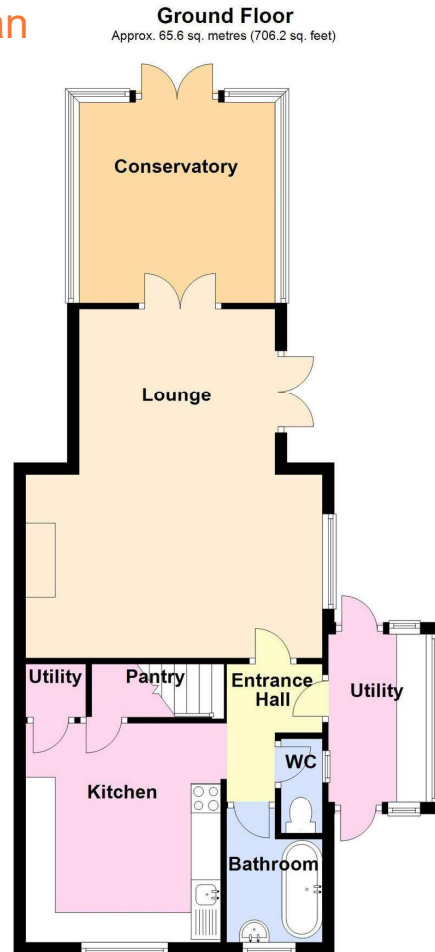
AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan



Total area: approx. 104.3 sq. metres (1122.4 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk