



35 Hazel Walk, Alford, LN13 9BX

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Freehold

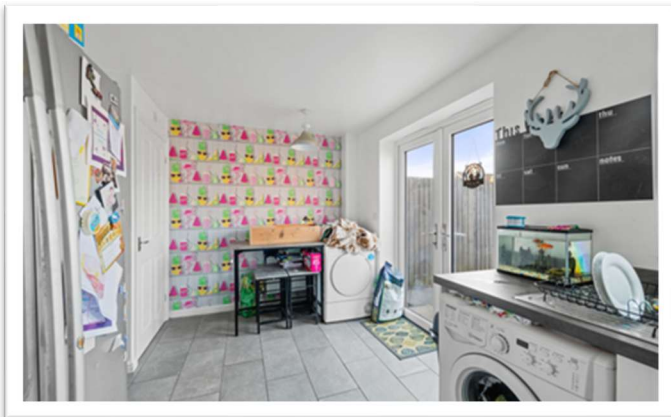
£149,950



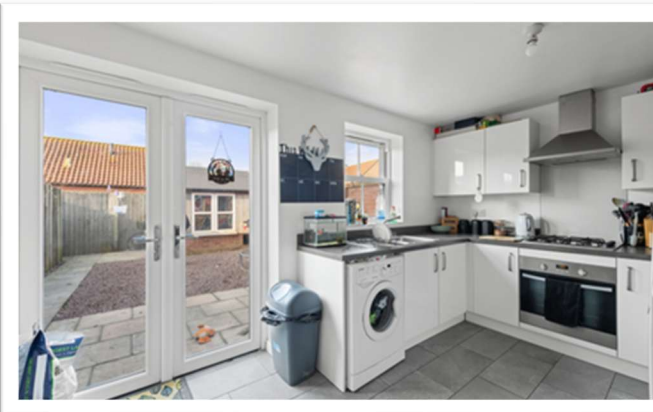
Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Enclosed low maintenance rear garden
- Two allocated parking spaces
- NO ONWARD CHAIN
- EPC rating B





A modern semi-detached house in a popular residential location on the outskirts of town. Having accommodation comprising: lounge, dining kitchen and cloakroom to ground floor. Three bedrooms and bathroom to first floor. Outside the property has an enclosed low maintenance rear garden and two allocated parking spaces. The property benefits from gas central heating and double glazing. NO ONWARD CHAIN



ACCOMMODATION

Front entrance door through to the:

LOUNGE

4.68m x 4.67m (15'5" x 15'4")

(max excluding bay) Having bay window to front elevation, radiator, smoke alarm, wood effect flooring and staircase rising to first floor.

DINING KITCHEN

4.68m x 2.68m (15'5" x 8'10")

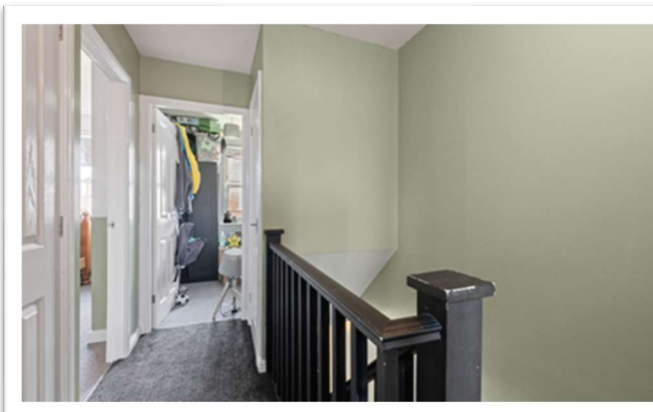
Having window & french doors to rear elevation, radiator and tile effect flooring.

Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under.

Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Further work surface return with cupboard & drawers under and space for upright fridge/freezer to side.

CLOAKROOM

Having radiator, extractor, tile effect flooring, close coupled WC and hand basin.



FIRST FLOOR LANDING

Having access to roof space, built-in cupboard and further built-in cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

BEDROOM ONE

4.09m x 2.63m (13'5" x 8'7")

(max) Having window to front elevation and radiator.

BEDROOM TWO

3.26m x 2.7m (10'8" x 8'11")

Having window to rear elevation and radiator.

BEDROOM THREE

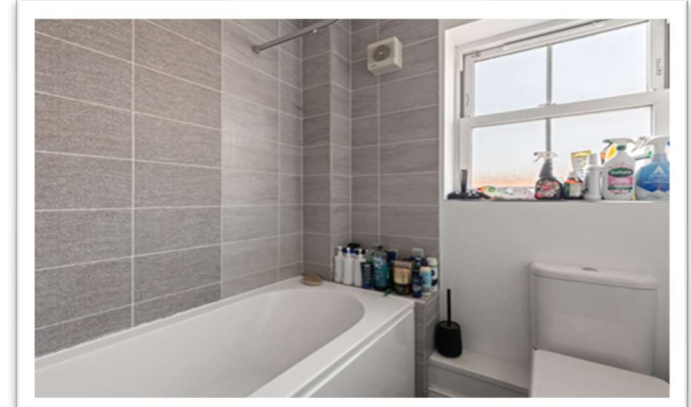
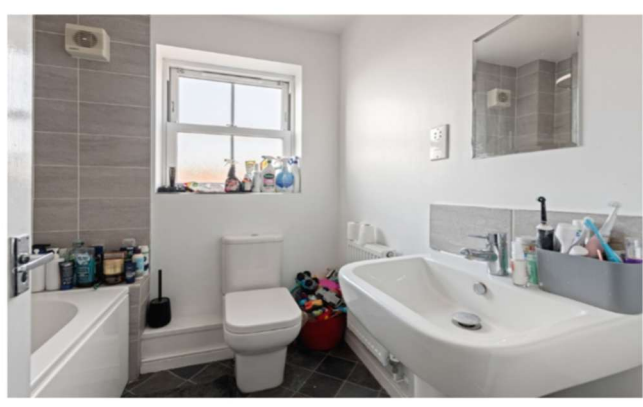
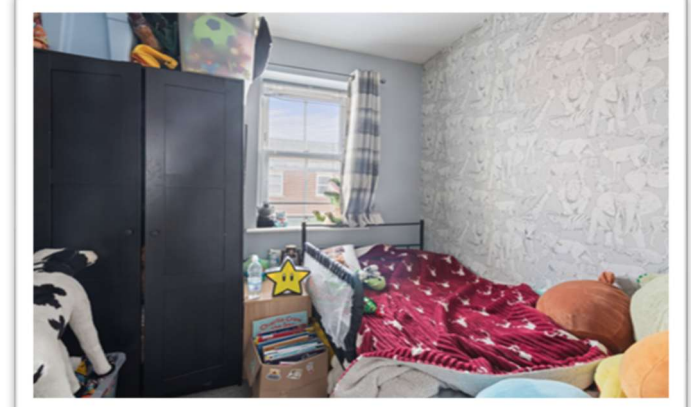
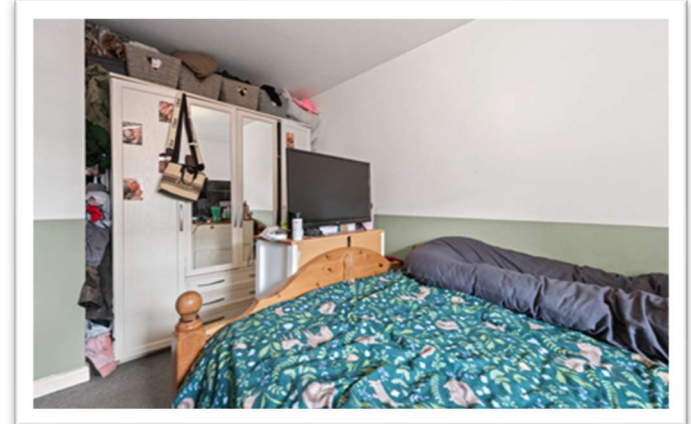
2.2m x 2.17m (7'2" x 7'1")

Having window to front elevation and radiator.

BATHROOM

1.91m x 1.91m (6'4" x 6'4")

Having window to rear elevation, radiator, extractor, shaver point, tiled splashbacks and tile effect flooring. Fitted with a suite comprising: panelled bath with shower fitting over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a granite chip garden with a paved footpath leading to the front entrance door.

REAR GARDEN

Being enclosed by brick walls & timber fencing. Low maintenance and having a paved patio & footpaths, granite chip area and a brick & timber garden shed.

The property also has two allocated parking spaces. One is outside the house and the other is at the end of the road.

SERVICES

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

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.

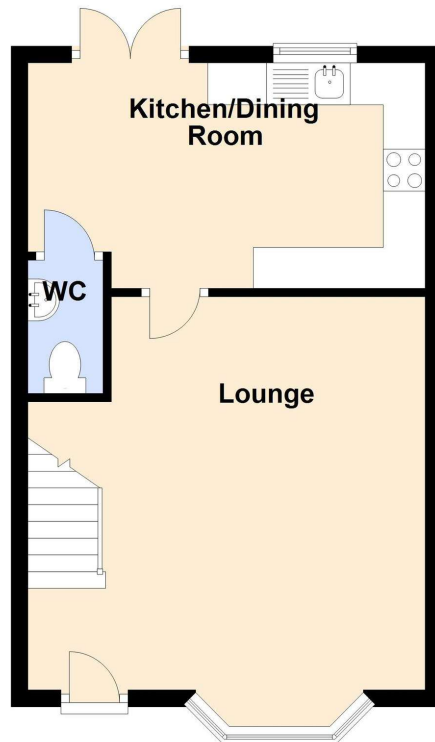
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

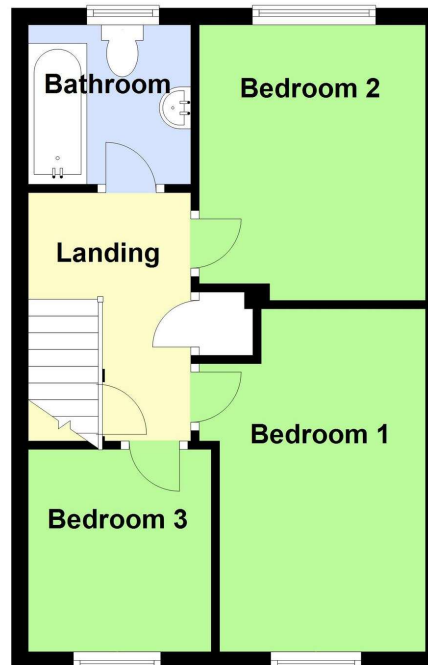
Ground Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 74.3 sq. metres (800.1 sq. feet)



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Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk