



10 Holywell Road, Alford, LN13 9BB



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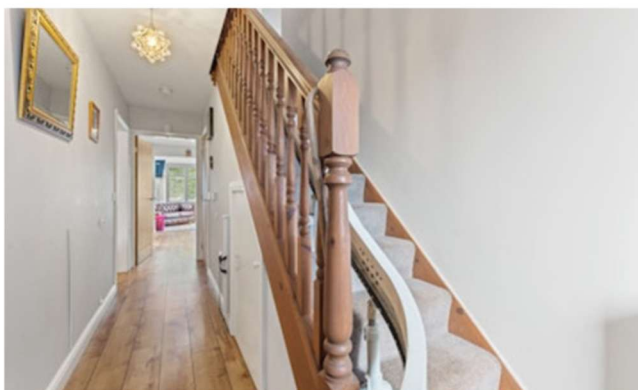
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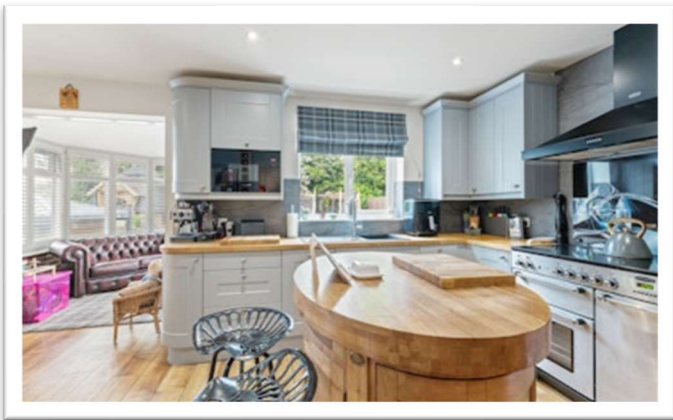
£350,000



Key Features

- Detached house
- Four bedrooms
- lounge & dining kitchen
- Garden room & utility
- Cloakroom, en-suite, wet room & bathroom
- Ample off-road parking & garage
- Rear garden with hot tub & barbeque hut
- Air source heat pump & solar panels
- EPC rating A





A detached house in a cul-de-sac location set within the popular market town of Alford, which lies at the foot of the Lincolnshire Wolds, designated an area of outstanding natural beauty. Alford offers a range of local amenities including primary & secondary schooling including Queen Elizabeth's Grammar School which is one of the top ranking Grammar Schools in Lincolnshire.

The property is well presented and has Karndean flooring to the ground floor and internal oak veneer doors. The accommodation comprises: entrance hall, cloakroom, lounge, dining kitchen, garden room and utility to ground floor. Master bedroom with en-suite, bedroom two with en-suite wet room, two further bedrooms and bathroom to first floor.



Outside the property has ample off-road parking to the front, a garage and an enclosed rear garden which is perfect for entertaining and has a hot tub and barbeque hut. The property benefits from a recently installed air source heat pump, double glazing and solar panels.

ACCOMMODATION

Part glazed front entrance door with side screen through to the:

CLOAKROOM

Having radiator, Karndean flooring, close coupled WC and hand basin.

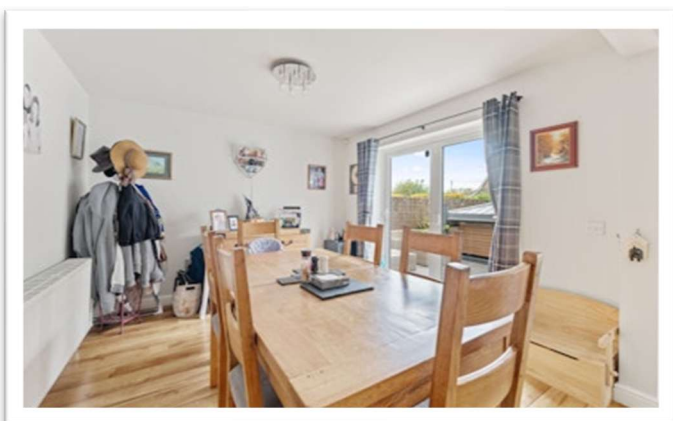
ENTRANCE HALL

Having radiator, Karndean flooring, understairs storage cupboard and staircase rising to first floor.

LOUNGE

5.39m x 3.24m (17'8" x 10'7")

(excluding bay) Having box bay window to front elevation, radiator, Karndean flooring and media wall with electric fire.



 **NEWTONFALLOWELL**





DINING KITCHEN

8.48m x 3.31m (27'10" x 10'11")

Having window to rear elevation, bi-fold doors to rear garden, inset ceiling spotlights, radiator and Karndean flooring. Fitted with a range of base & wall units with oak work surfaces & splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated slimline dishwasher under, cupboards & space for microwave over. Work surface return with space for range style cooker (available by separate negotiation), cupboards under, cupboards & cooker hood over. Further work surface return with cupboards under, cupboards over. Unit with space for american style fridge/freezer (available by separate negotiation) wine racks to either side & cupboard over. Oak island unit with cupboards under. Opening to the:

GARDEN ROOM

2.92m x 2.8m (9'7" x 9'2")

Having windows with fitted shutters, french doors with fitted shutters to rear garden and Karndean flooring.

UTILITY

2.84m x 2.49m (9'4" x 8'2")

Having window to side elevation, Karndean flooring, door to garage, work surface with inset stainless steel sink & drainer, cupboards, drawer, space & plumbing for automatic washing machine under. Work surface return with cupboard, drawer & wine cooler (available by separate negotiation) under, cupboards over.



FIRST FLOOR LANDING

MASTER BEDROOM

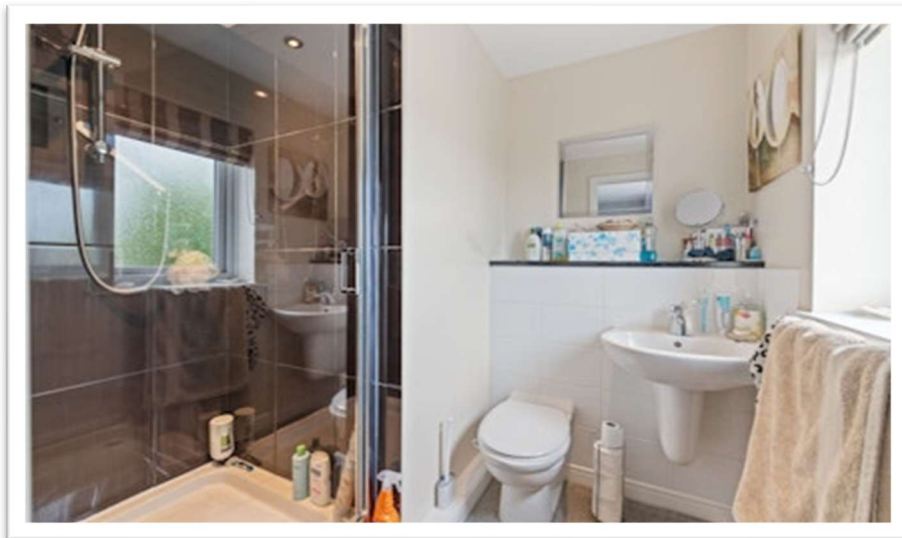
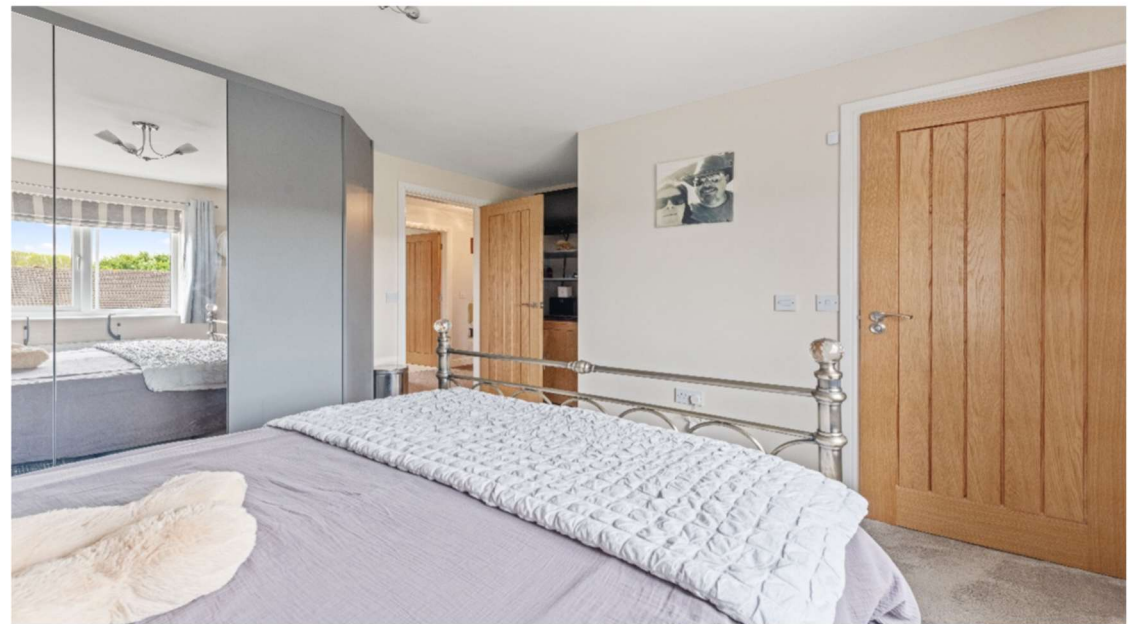
4.16m x 3.62m (13'7" x 11'11")

Having window to front elevation, radiator and Sharps fitted wardrobes.

EN-SUITE

2.13m x 1.9m (7'0" x 6'2")

Having window to front elevation, inset ceiling spotlights, radiator, fully tiled shower enclosure with mixer shower fitting, WC with concealed cistern and wall mounted hand basin.



BEDROOM TWO

3.63m x 3.25m (11'11" x 10'8")

Having window to front elevation and radiator.

EN-SUITE WET ROOM

2.21m x 1.4m (7'4" x 4'7")

Having heated towel rail, Mermaid board walls, waterproof flooring, mixer shower fitting, WC with concealed cistern and wall mounted hand basin.

BEDROOM THREE

3.65m x 3.52m (12'0" x 11'6")

Having window to rear elevation and radiator.

BEDROOM FOUR

5.05m x 2.67m (16'7" x 8'10")

Having window to rear elevation and radiator.

BATHROOM

3.49m x 1.71m (11'6" x 5'7")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, tiled splashbacks, tiled floor and built-in airing cupboard. Fitted with a suite comprising: panelled bath with mixer shower fitting & folding anti-splash screen over, close coupled WC and hand basin on stand with shelf under.



EXTERIOR

To the front of the property there is a gravelled garden. An automatic single cantilever gate opens to a block paved driveway which provides off-road parking leading to the:

GARAGE

Having electric up-and-over door, light & power. To the side of the garage there is an electric vehicle charging point.

REAR GARDEN

Being enclosed and having a raised composite decked area with hot tub (having its own air source heat pump and an electric controlled composite pergola that raises above it), large circular barbeque hut with power and seating around the barbeque, outside power sockets and small lawn area with two plastic sheds.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via an air source heat pump (1 year old) serving radiators and the property is double glazed. (majority new windows 5 years ago. There are 14 year old solar panels which are leased and an alarm system monitored through SimpliSafe UK.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

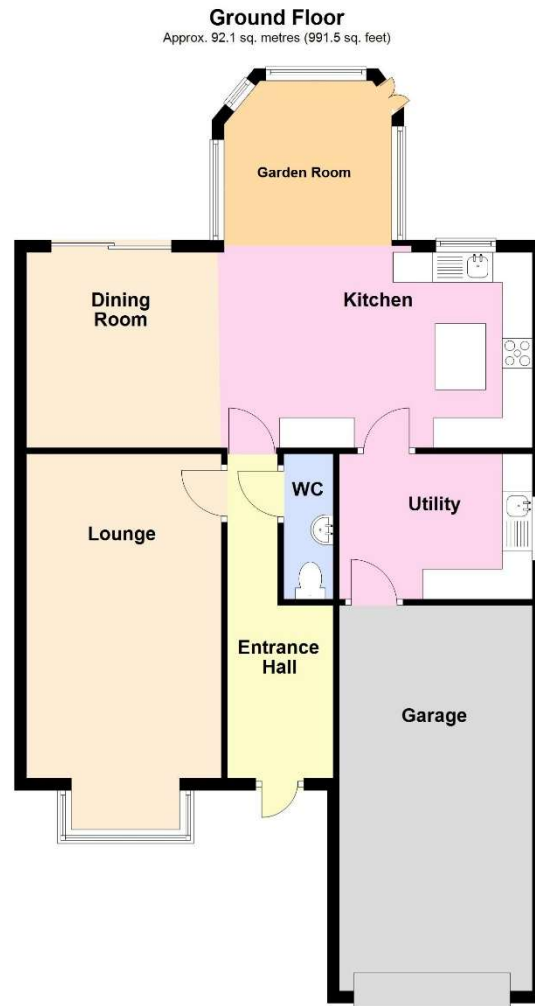
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Floorplan



Total area: approx. 166.2 sq. metres (1789.4 sq. feet)



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