



25 Caroline Street, Alford, LN13 9BW





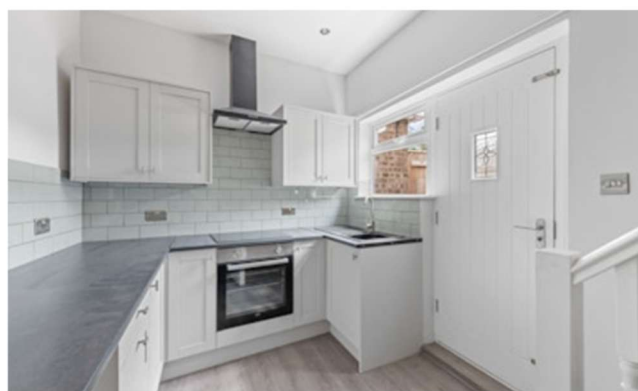
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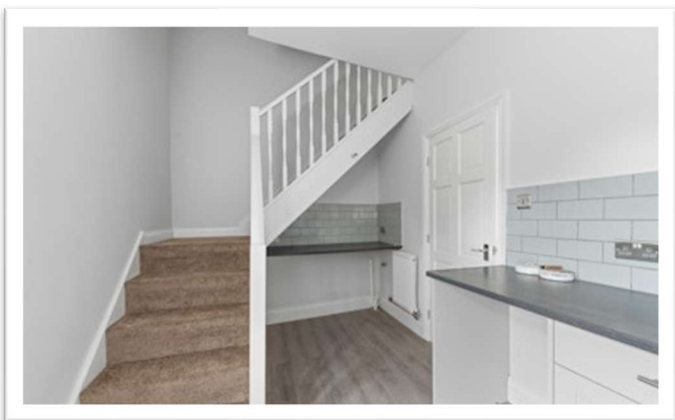
Offers in excess of £125,000



## Key Features

- Mid-terrace house
- Recently renovated throughout
- Two bedrooms
- Lounge, kitchen & bathroom
- Enclosed low maintenance rear garden
- New gas fired boiler\*
- NO CHAIN
- EPC rating TBC





A mid terrace house located in the market town of Alford which sits at the foot of the Lincolnshire Wolds. The property has recently been renovated throughout and has accommodation comprising: lounge & fitted kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has an enclosed low maintenance rear garden. The property will benefit from a new gas fired boiler\* and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### LOUNGE

4.29m x 3.64m (14'1" x 11'11")

Having window to front elevation, radiator, brick-built fireplace with gas fire, low level cupboard & shelving to one alcove.

#### KITCHEN

4.12m x 2.4m (13'6" x 7'11")

(max) Having window & part glazed door to rear elevation, radiator, wood effect flooring and staircase rising to first floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboard under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & cooker hood over. Work surface return with cupboard, drawers & appliance space under. Further work surface with space & plumbing for automatic washing machine under.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

3.65m x 2.68m (12'0" x 8'10")

(max) Having window to front elevation and radiator.

#### BEDROOM TWO

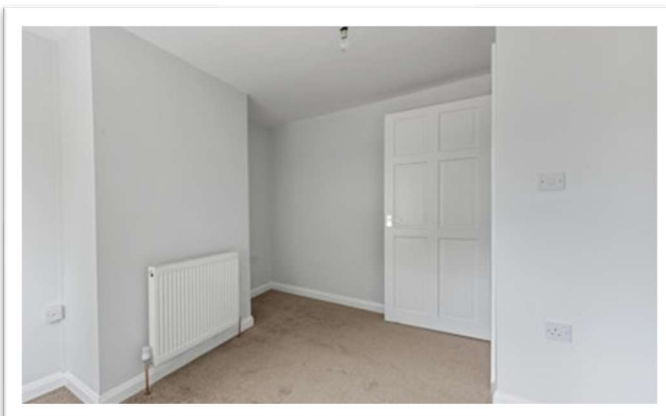
3.11m x 2.41m (10'2" x 7'11")

Having window to rear elevation, radiator and built-in cupboard.

#### BATHROOM

2.36m x 1.54m (7'8" x 5'1")

Having window to front elevation, heated towel rail, extractor, tiled walls and wood effect flooring. Fitted with a white suite comprising: panelled bath, close coupled WC and pedestal hand basin.



### EXTERIOR

To the rear of the property there is an enclosed low maintenance garden which is majority gravelled.

### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler\* which will be installed once a sale has been agreed. The property is double glazed and the current council tax is band A.

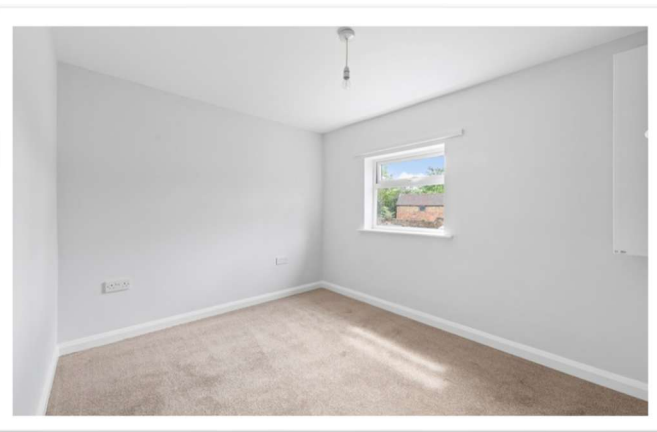
### VIEWING

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.





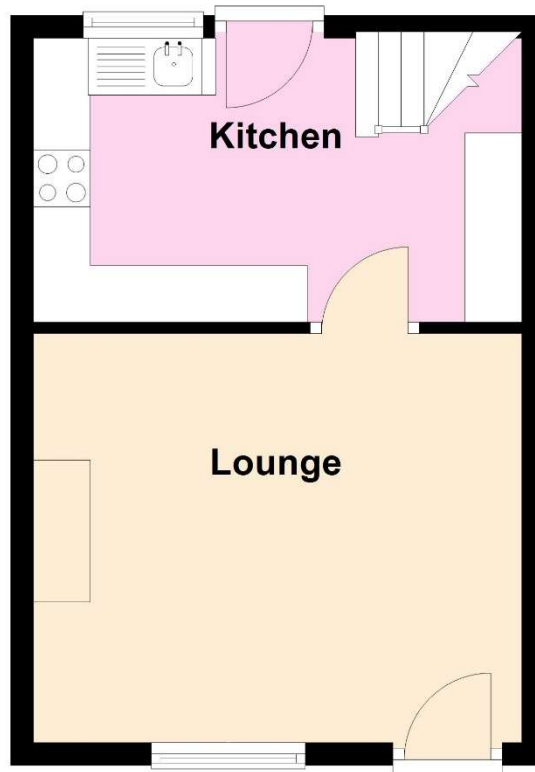


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## Floorplan

### Ground Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



### First Floor

Approx. 26.2 sq. metres (282.3 sq. feet)



Total area: approx. 52.9 sq. metres (569.3 sq. feet)



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