



48 Finsbury Street, Alford, LN13 9BH



Freehold

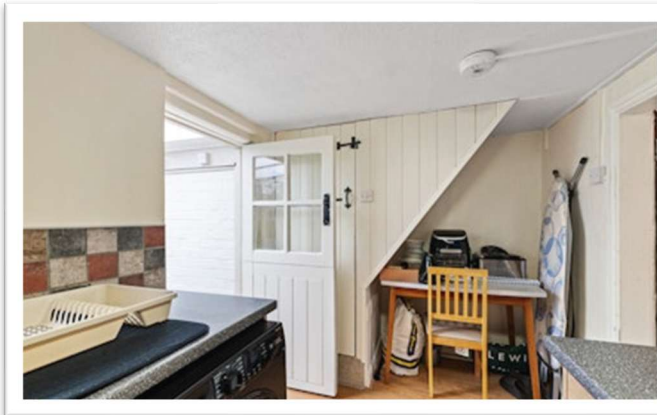
£95,000



Key Features

- Mid terrace house
- Two bedrooms
- Lounge & kitchen
- Sun room & shower room
- Enclosed rear garden
- Gas central heating
- EPC rating E





Nestled in a peaceful residential area within the sought-after market town of Alford, this delightful mid-terrace house offers comfortable living with character and convenience. The ground floor features a welcoming lounge, a kitchen, a sun room perfect for relaxing and a shower room.

Upstairs, there are two bedrooms providing cosy and versatile spaces. Outside, the property boasts an enclosed rear garden, ideal for outdoor dining, gardening or enjoying a quiet afternoon.

Additional benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round.

This charming home is perfect for first-time buyers, downsizers or those seeking an investment in a desirable Lincolnshire location.



ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

3.67m x 3.67m (12'0" x 12'0")

Having window to front elevation, radiator, picture rail, laminate flooring and brick-built fireplace.

KITCHEN

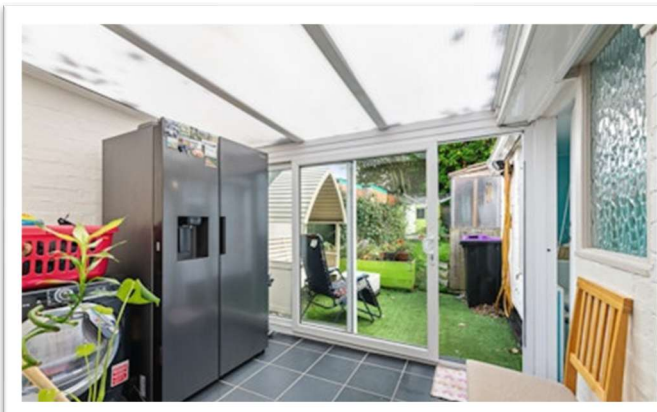
3.66m x 2.14m (12'0" x 7'0")

(max) Having window to rear elevation overlooking the sun room, laminate flooring and door to staircase rising to first floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: circular stainless steel sink with mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven & wine racks under, cupboards & stainless steel extractor over. Further work surface return with cupboards & drawers under. Part glazed door to the:

SUN ROOM

2.86m x 2.15m (9'5" x 7'1")

Having sliding patio doors to rear elevation & garden, polycarbonate roof, radiator and tiled floor.



SHOWER ROOM

Having window to side elevation, tiled floor, wall heater, mermaid board walls, shower enclosure with electric shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under. (We understand that the shower room is of a single skin brick construction)

FIRST FLOOR LANDING

BEDROOM ONE

3.7m x 3.05m (12'1" x 10'0")

Having window to front elevation, radiator, laminate flooring, access to roof space, built-in cupboard and wall mounted gas fired combination boiler providing for both domestic hot water & heating.

BEDROOM TWO

2.88m x 2.15m (9'5" x 7'1")

(part restricted head height) Having window to rear elevation, radiator and laminate flooring.

EXTERIOR

Being enclosed and laid to lawn with an outbuilding and a garden shed.

SERVICES

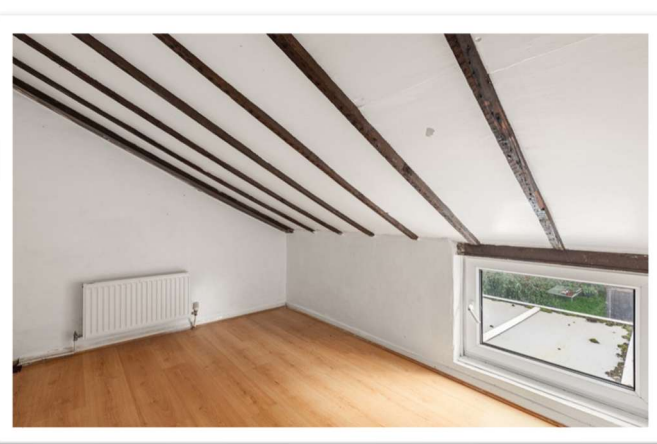
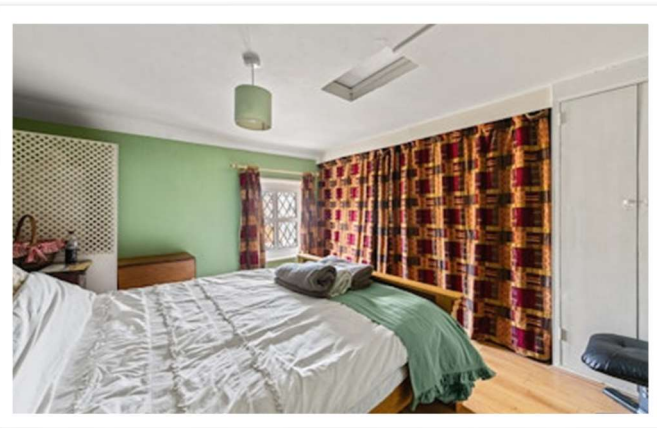
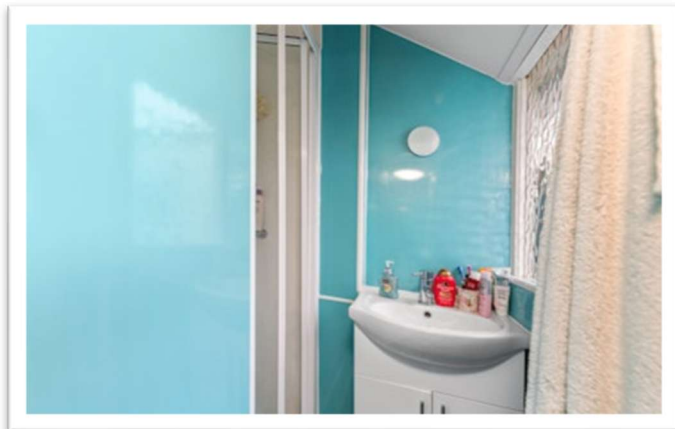
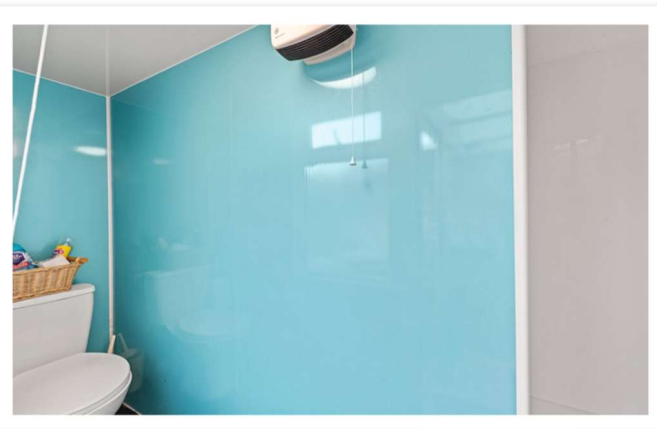
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

We, as agents, have been made aware that the shower room has the potential to be of single brick construction. We strongly advise that you seek professional advice before submitting any offers.



 **NEWTON
FALLOWELL**

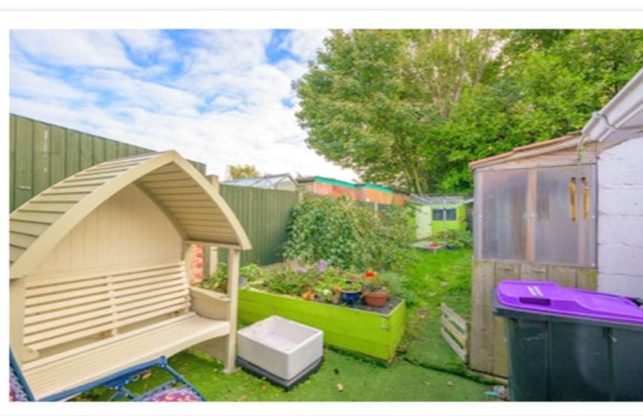
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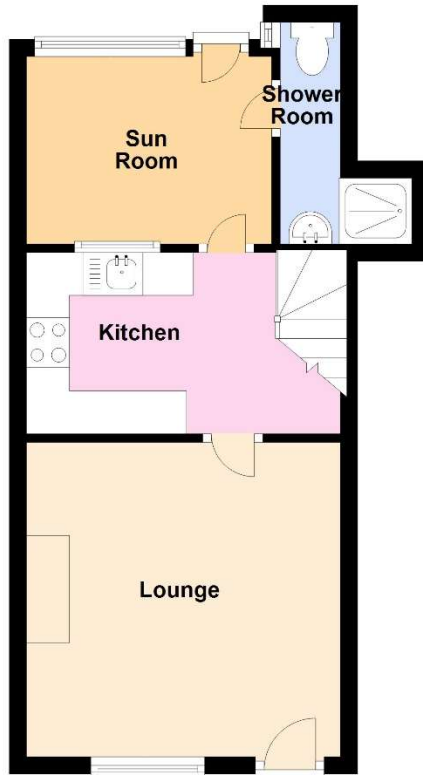


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Floorplan

Ground Floor

Approx. 30.8 sq. metres (331.0 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.2 sq. feet)



Total area: approx. 52.2 sq. metres (562.2 sq. feet)



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