



M A S O N S
EST. 1850

WEST STREET,
ALFORD LN13 9HA

ABOUT WEST STREET

A deceptively spacious period townhouse tastefully renovated to provide contemporary accommodation set over four floors providing 2,100 square feet of living space. Ideal for growing families the property provides 4 bedrooms and 4 bathrooms (2 ensuite), lounge, dining kitchen, WC and superb versatile basement room. Externally the house enjoys a sunny rear garden set to low maintenance surfaces, secure fenced boundaries with ample parking to side and rear. All ideally positioned close to the town centre within walking distance of amenities.

Directions

From the centre of Alford, starting on West Street, travel west along West Street for a short distance and the property will be found on the right-hand side with access down the side.

The Property

A period three-storey town house with retained character and features, having brick-faced wall construction with pitched timber roof and tiled covering. The property is deceptively spacious with accommodation set over three floors with a further basement room. The house has upgraded uPVC windows and doors throughout and is heated by way of a gas-fired central heating system. The property has many character fireplaces within and has been modernised to a very tasteful specification. It also benefits from a burglar alarm system and ample parking to side and rear with secure gated garden.



WEST STREET, ALFORD, LN13 9HA

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Hall

Having part-glazed composite front door into spacious hallway with staircase having banister and spindles and carpeted treads leading to first floor. Attractive decoration with picture rails to walls and wood-effect flooring. High-level cupboard housing the electric meter and consumer unit. Door to stairs leading down to basement. Alarm control panel to wall and thermostat.

Cloaks/WC

With low-level WC, wash hand basin with cupboard below. Fully tiled floor and walls with extractor fan and spotlights to ceiling.

Lounge

Positioned to the front being a very large reception room with bay window and window seat. Picture rails to wall and smart fireplace with timber surround and cast iron inset open grate fire with tiled hearth. Carpeted floor and cornice to ceiling. Alcoves to either side of the fireplace.



Kitchen Diner

A smart, modern fitted kitchen with good range of base and wall units finished with gloss white doors and marble-effect laminated work surfaces. Tiling to splashback and one and a half bowl white resin sink, with a good range of built-in appliances including Lamona double electric oven and microwave with Lamona five-ring gas hob and extractor fan above plus a Lamona slimline dishwasher. Heater to plinth, window overlooking garden and Karndean flooring throughout with a superb central feature fireplace with double-sided, multi-fuel burner having tiled sides and base, creating an excellent focal point to the room. Spotlights throughout and patio doors leading onto rear garden. Built-in cupboard to side housing the Weissman gas-fired boiler with pressurised cylinder below, space and plumbing for dryer, shelving above and further cupboard to side having water connection point. Further cloaks cupboard adjacent with coat hooks and space for shoes. The room extends into the dining area with window to side and fitted base and wall units.





Basement

A superbly converted basement room, smartly decorated and having oak-effect laminated floor with base and wall units fitted to one corner. Previously used as a music room and home working space, however, could be used for a variety of purposes such as cinema room, etc. Light, electrics and heating with LED lighting.



First Floor Landing

A spacious landing with further stairs to second floor. Window to front, picture rails to wall and attractive decoration with carpeted floor and four-panel walls to bedrooms and shower room.

Master Bedroom

Positioned at the front with large windows to two aspects, picture rails to wall and built-in wardrobes to sides with fitted rails and shelving. Further high-level cupboards, carpeted floor and door into:

En Suite Shower Room

With corner shower cubicle with thermostatic mixer, low-level WC, wash hand basin with cupboards below, tiling to wet areas and half-height walls with illuminated mirror. Tile-effect floor and chrome heated towel rail with spotlights and extractor fan to ceiling.



Bedroom 2

A further double bedroom with cast iron fireplace to side, window to side, built-in cupboard and carpeted floor.

Bathroom

A large suite having a sunken bath with steps leading up to it with LED lights inset. Wash hand basin, low-level WC, cast iron fireplace to side, attractive painted panelling to half height walls and having tiling to floor with built-in cupboard to side. White heated towel rail, frosted glass window, laundry cupboard to corner fitted with shelving.

Shower Room

A smart, contemporary suite with large, walk-in shower cubicle, thermostatic mixer with rainfall head attachment, shower screen to side, wash hand basin with cupboards below. (Fully?) tiled walls in attractive grey colours and wood-effect tiled floor with frosted glass window to side and extractor fan to ceiling.





Second Floor Landing

With part-sloping ceiling, high-level cupboard to side to loft storage space. Carpeted floor and spotlights to ceiling.

Bedroom 3

A further double bedroom with window to side, carpeted floor and spotlights to ceiling. Door into:

Jack and Jill Bathroom

With white suite comprising panelled bath with hand shower attachment, wash hand basin with cupboards below, tiling to splashback areas and low-level WC. Chrome heated towel rail and tile-effect floor with spotlights to ceiling. Further door into:

Bedroom 4

A spacious single or double if required with window overlooking rear garden. Spotlights to ceiling and carpeted floor.



Outside

At the front of the property there is a hedged boundary leading to a parking space to the front of the side access lane, laid to block paving and giving access to a front door, beyond which is the large timber sliding gate giving access into the rear garden.

Rear Garden

Having large sliding timber gate allowing further access for vehicles to park in the rear garden if required and being high-quality secure fencing system to the perimeter of the garden. Block paving extending down the side of the rear garden and across the rear of the property, ideal for alfresco dining and barbecues and leading into a low-maintenance astro-turfed area with the garden enjoying a westerly aspect, enjoying the sun all afternoon and evening. Further gated access to the rear onto the lane with outside lighting, power points and tap.



Viewing: Strictly by prior appointment through the selling agent.

Location

Alford lies at the foot of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The bustling market town benefits from a range of amenities including cafes, restaurants, various public houses, doctor's surgery and the renowned Queen Elizabeth Grammar School. The town is just 7 miles away from Lincolnshire's east coast, making it the ideal location for visiting the popular seaside destinations of Mablethorpe, Skegness and Chapel St. Leonards. The area is well connected by road with the A16 providing routes towards Grimsby, while A roads provide easy access towards Louth and Lincoln which is 35 miles away.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.



01507 350500

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Approx Gross Internal Area
198 sq m / 2133 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Basement
Approx 26 sq m / 278 sq ft

Ground Floor
Approx 68 sq m / 732 sq ft

First Floor
Approx 66 sq m / 713 sq ft

Second Floor
Approx 38 sq m / 410 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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