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Bilsby Road, Alford



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When it comes to
property it must be


lovelle



£400,000



Lovelles are pleased to bring to market this substantial spacious DETACHED Family Home situated in the market town of Alford. The property boasts Four Bedrooms with the Master Bedroom having an En Suite and the Second Bedroom a Dressing Room. With Private Rear Garden, Front Garden, Driveway and Garage. INTERNAL VIEWING IS A MUST TO APPRECIATE THE SIZE ON OFFER!

Key Features

- DETACHED House
- Master Bedroom With En Suite
- Three Further Bedrooms
- TWO Reception Rooms
- Kitchen and Utility
- Private Rear Garden
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring to market this substantial spacious DETACHED Family Home situated in the market town of Alford. The property boasts Four Bedrooms with the Master Bedroom having an En Suite and the Second Bedroom a Dressing Room.

The property comprises of Entrance Hall, Lounge, Sitting Room, Downstairs Bedroom/ Office, Kitchen, Utility, Rear Porch, Master Bedroom with En Suite, TWO further Bedrooms one with Dressing Room and Family Bathroom. With Private Rear Garden, Front Garden, Spacious Driveway and Garage. INTERNAL VIEWING IS A MUST TO APPRECIATE THE SIZE ON OFFER!

Entrance Hall

2.13m x 2.99m (7'0" x 9'10")

Accessed via a Upvc front entrance door, window to front elevation, radiator, understairs storage cupboard, staircase to first floor and textured ceiling.

Lounge

3.90m x 4.82m (12'10" x 15'10")

Bay window to front elevation and window to side elevation, feature open fire set in surround, textured ceiling, radiator, tv aerial, power points and wall light points.

Second Reception Room

3.92m x 7.05m (12'11" x 23'1")

Window to front elevation, tv aerial, telephone point, radiator, feature fire set in surround, power points and wall light points.

Dining Area

0.00m x 0.00m (0'0" x 0'0")

Dual aspect windows to side elevations, radiator and power points.

Bedroom Four / Office

3.77m x 2.62m (12'5" x 8'7")

Dual aspect windows to side elevations, radiator and power points. Currently used as office but can be used as fourth bedroom.

Kitchen

4.52m x 2.40m (14'10" x 7'11")

Window to rear elevation, fitted with a range of base and wall units with worktop over, one and half sink with drainer, gas hob with extractor over, built in double oven, fully tiled walls, power points and door into;

Rear Porch

3.24m x 1.79m (10'7" x 5'11")

Window to side elevation, door to garden and sliding patio doors onto rear garden and power points. (The current vendors set this space up to use for hairdressing purposes)

Utility

1.53m x 2.41m (5'0" x 7'11")

Obscure window to side elevation, WC, pedestal sink, wall units with worktop over, plumbing and space for washing machine, gas combi boiler is housed here.

Landing

2.11m x 3.82m (6'11" x 12'6")

Window to front elevation, textured ceiling , radiator and loft access.

Master Bedroom

3.92m x 4.39m (12'11" x 14'5")

Window to front elevation, built in wardrobes, textured ceiling, spotlights, radiator and power points.

En Suite

1.54m x 2.83m (5'1" x 9'4")

Dual aspect obscure windows to rear and side elevation, shower cubicle, pedestal wash hand basin, WC, bidet, fully tiled walls, textured ceiling and radiator.

Bedroom Two

3.95m x 3.92m (13'0" x 12'11")

Dual aspect windows to front and rear elevation, built in wardrobes, textured ceiling, radiator, spotlights, power points and door into;

Dressing Area (Garage Roof Room)

0.00m x 0.00m (0'0" x 0'0")

Window to front elevation, radiator, power and lighting.

Bedroom Three

1.84m x 2.41m (6'0" x 7'11")

Window to rear elevation, textured ceiling, radiator and power points.

Family Bathroom

2.60m x 1.63m (8'6" x 5'4")

Dual aspect obscure windows to rear elevation, corner bath with shower over, WC, pedestal wash hand basin, radiator, fully tiled walls and extractor fan.

Garage

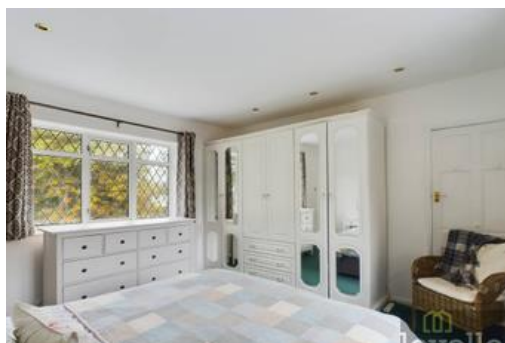
Single attached garage with up and over door, light and power and door

Rear Garden

To the rear of the property you will find a privately enclosed garden with fencing to all perimeters. There is a lawned area, patio area with mature trees , shrubs and flower borders. With a timber summer house and covered veranda seating area. There is gated access to the front of the property via a side gate.

Front

The front of the property has a spacious block paved driveway leading up to the property with further parking to the front. There is a private enclosed lawned garden to the front with mature trees, shrubs and flower borders with fencing to all perimeters making secure for dogs and children.





Location

Set in the lovely market town of Alford, approximately 6 miles from the coast. Alford has a variety of shops including Co-op, pubs and many independent shops. There are schools for all ages, and the Queen Elizabeth Grammar School is highly rated and sought-after.

Directions

From our office Head south-east on Victoria Rd/A52 towards The Blvd, Continue to follow A52 for 1.3 miles. Slight right towards Main Street, Continue onto Main Street for 1.1 miles. Turn left onto Brickyard Lane, Turn right onto Alford Rd/A1111, Continue to follow A1111 for 4.7 miles. The property is the second one on the right hand side identified by our for sale board.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band C. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.





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