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Bridgeways, Alford



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When it comes to
property it must be


lovelle



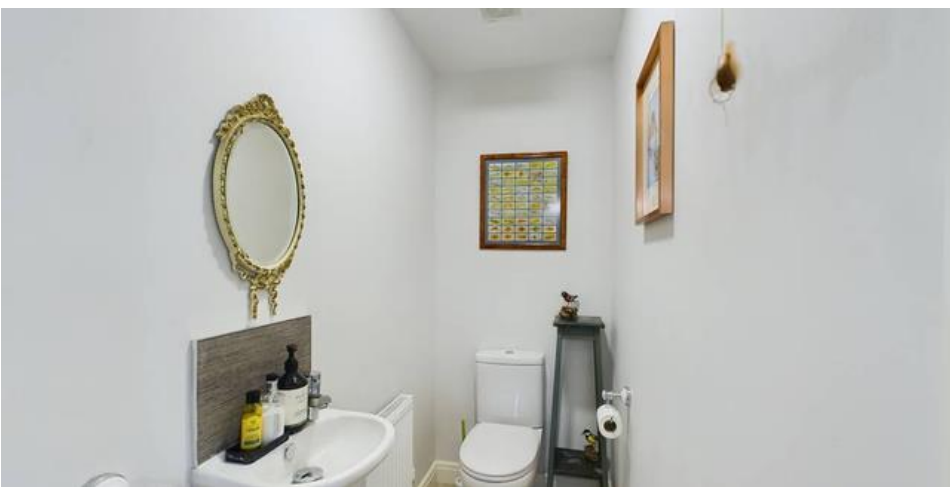
£260,000



Lovelles are pleased to bring to market this recently built THREE Bed One With En-Suite DETACHED house situated on the Bridgeways Development located in the quiet market town of Alford With Private Rear Garden , Garage and Driveway and comes with the remaining 10 year NHBC warranty.

Key Features

- DETACHED House
- THREE Bedrooms One With En-Suite
- Lounge
- Dining Kitchen
- Utility Room
- Private Rear Garden
- EPC rating B
- Tenure: Freehold





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The property comprises of Entrance Hall, Cloakroom, Lounge, Dining Kitchen, Utility, THREE Bedrooms One With En Suite and Family Bathroom. With Rear Garden, Driveway and Garage.

Entrance Hall

1.97m x 1.71m (6'6" x 5'7")

With composite front door, power points and radiator.

Cloakroom

0.95m x 1.79m (3'1" x 5'11")

WC, hand basin, radiator and extractor fan.

Lounge

3.00m x 5.57m (9'10" x 18'4")

Window to front elevation, two radiators, power points, tv aerial and double opening 'French' door leading out to the garden

Dining Kitchen

2.71m x 5.57m (8'11" x 18'4")

Dual aspect windows to front and rear elevation, spacious dining kitchen fitted with a range of base and wall units with worktop over, stainless steel sink unit with drainer, integrated microwave, oven and gas hob with extractor over, tiled splashbacks and space for fridge/freezer. With power points, two radiators and door into;

Utility

1.99m x 1.89m (6'6" x 6'2")

Worktop with base unit, space and plumbing for washing machine, power points, radiator, fuse box, extractor fan, understairs storage cupboard and door leading out to the rear garden.

Landing

2.17m x 3.79m (7'1" x 12'5")

Window to rear elevation, access to all rooms, storage cupboard housing the boiler, power points, radiator and loft hatch.

Bedroom One

2.74m x 3.70m (9'0" x 12'1")

Window to rear elevation, built in mirrored wardrobes, power points, radiator, tv aerial and door into;

En Suite

2.73m x 1.78m (9'0" x 5'10")

Obscure window to front elevation, a three piece suite comprising of shower cubicle, vanity unit with wash hand basin and WC, partly tiled walls, radiator and extractor fan.

Bedroom Two

2.89m x 3.34m (9'6" x 11'0")

Window to front elevation, radiator and power points.

Bedroom Three

2.89m x 2.15m (9'6" x 7'1")

Window to rear elevation, radiator and power points.

Family Bathroom

2.16m x 1.69m (7'1" x 5'6")

Obscure window to front elevation, a three piece suite comprising of bath with shower over and glass screen, vanity unit with wash hand basin and WC, partly tiled walls, extractor fan and radiator.

Rear Garden

Privately enclosed rear garden with fencing to all perimeters with access to the front via a side gate. The rear garden is laid to lawn with mature trees, shrubs and flowers. There are two concrete patio areas, outside tap and lighting

Garage

2.69m x 5.07m (8'10" x 16'7")

With up and over door, power and lighting.

Front

The front of the property has a lawned area with ornamental hedging boarder and flowers with a pathway leading to the front. To the side of the property is a driveway providing parking.

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 north-west on Victoria Rd/A52, Turn left onto Knowle Street, Turn right onto Seacroft Road, Turn left onto High St/A1104. Continue to follow A1104 for 7.7 miles. Turn left onto Church Street /B1196. Continue to follow B1196, Turn right onto Bridgeways, follow the road round take the second right and the property can be found on the right hand side.

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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