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37 Bridgeways , Alford, LN13 9DF



4



2



2

£365,000

When it comes to
property it must be


lovelle



£365,000

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Key Features

- Attractive Modern Detached House
- Master Bedroom With Ensuite
- Three Further Bedrooms
- Attractive Gardens
- EPC rating B
- Tenure: Freehold





An immaculate, built in 2021, modern four bedroom executive home on attractive development on the edge of the popular Market Town of Alford with its extensive range of amenities and both primary and secondary education including the highly rated QEGs Grammar School. Accommodation comprises; lounge, kitchen/diner, study, downstairs WC, master bedroom with ensuite, two further bedrooms, bedroom four/dressing room, gas central heating, attractive, enclosed gardens, double width driveway and detached double garage.

Entrance hall

Entered via a composite door with radiator, stairs to the first floor, large storage cupboard housing central heating boiler, doors to;

WC

With UPVC window to the side aspect, radiator, vinyl flooring, coving back to wall WC, wash hand basin.

Study

2.00m x 2.38m (6'7" x 7'10")

With UPVC window to the front aspect, radiator.

Lounge

6.08m x 3.32m (19'11" x 10'11")

With UPVC window to the front aspect, two radiators, French doors and side panels opening to the rear aspect.

Kitchen

5.52m x 3.32m (18'1" x 10'11")

With UPVC window to the side aspect, two UPVC French doors to the rear garden, fitted with a range of base and wall cupboards, larder cupboards, integrated electric double oven, integrated 6 ring gas hob with extractor over, integrated dishwasher, integrated microwave, integrated fridge freezer, space for washing machine and tumble dryer, spotlights, two radiators, vinyl flooring.

Master Bedroom

3.47m x 3.01m (11'5" x 9'11")

With UPVC window to the front aspect, radiator, good range of fitted wardrobes and chest of drawers, wall mounted TV, door to;

Ensuite

2.12m x 1.90m (7'0" x 6'2")

With UPVC window to the front aspect, ladder style radiator, low level WC, wash hand basin, wash hand basin inset to vanity, shower enclosure, part tiled walls, shaver point, extractor fan, motion activated heated and lit mirror.

Dressing Room/Bedroom Four

3.04m x 2.46m (10'0" x 8'1")

With UPVC window to the rear aspect, radiator, fitted wardrobes and dressing table.

Bedroom Three

4.14m x 3.48m (13'7" x 11'5")

With UPVC window to the front aspect, radiator.

Bedroom Two

3.38m x 3.18m (11'1" x 10'5")

With UPVC window to the rear aspect, radiator.

Bathroom

2.27m x 1.95m (7'5" x 6'5")

With UPVC window to the side aspect, back to wall WC, wash hand basin inset to vanity unit, panel bath and mains fed shower over, shower screen, tiling where appropriate, radiator, vinyl flooring, extractor fan.

Outside

To the front and the side is a wrought iron railing and hedging enclosing the garden with plants, shrubs, solar powered lights, paved footpath leading to your front door. To the side is a drive leading to the detached garage. The rear garden is laid to patio and lawn enclosed by walling and fencing, with raised beds and a potting shed with light and power, external fence lighting external, power point, water tap and external wall lighting to house. An attractive position overlooking landscaped grassed area with trees. Lovely estate with many attractive communal areas and two children's play areas. The Mill Rindle Walk is adjacent to the development.

Double Garage

5.45m x 5.20m (17'11" x 17'1")

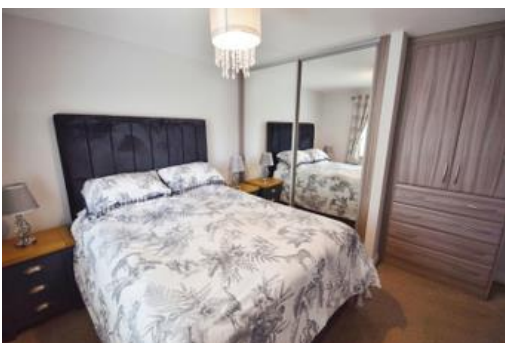
Two single up and over doors, with light and power, composite personal door into the rear garden. Pitched roof handy for storage.

Services

Security camera and burglar alarm included in sale. Dual zone heating controlled by separate thermostat upstairs and downstairs. Blinds, light fittings, TV in kitchen and in Master bedroom, carpets and floor coverings and dressing room furniture are also included in sale. Further items are available by separate negotiation. The property has gas central heating, mains sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. 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.

Location

Located in a popular and charming historic market town in Alford which is well served with amenities including local shops, primary and secondary schools, doctors, regular bus services and co-op, restaurants/pubs and take aways. Alford is located on the edge of the Lincolnshire Wolds (AONB) with many pretty walks and places to enjoy wildlife. The Mill Rindle Walk is a lovely circular route around Alford. The coast and lovely golden sands are only 9 miles away. The City of Lincoln is 35 miles away.





Direction

From Skegness take the A158 out of town and continue at the roundabout onto the Burgh By-pass. Continue along to Gunby Roundabout and then take the exit towards Louth along the A1028 to Ulceby Roundabout. Turn right towards Alford. Continue along the main road into town, take a right turn onto Hamilton Road, at the T junction with Whilloughby Road turn right again. Take a right hand turn onto Bridgeways, follow the road to the left, turn right at a small cross roads and the property will be found towards the end on the right hand side marked by our for sale board.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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