

Buy. Sell. Rent. Let.



83 Bridgeways, Alford, LN13 9DF



3



2



1

£230,000

When it comes to
property it must be


lovelle

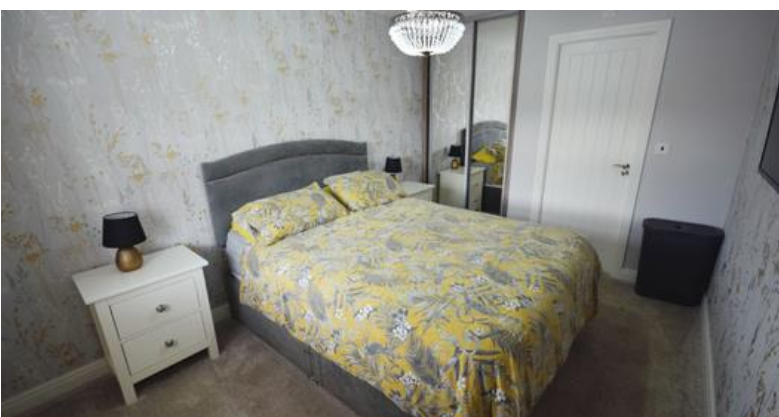


£230,000

 3
  2
  1

Key Features

- Stunning Detached House
- Large Kitchen-Diner plus Utility Room
- Downstairs WC, Family Bathroom & En-Suite
- Lounge with French Doors to Garden
- Driveway & Garage
- Enclosed Rear Garden
- EPC rating B
- Tenure: Freehold





STUNNING DETACHED HOUSE! This immaculate home, built in 2021, offers wonderful accommodation in pleasant position within the Bridgeways development located in the Market Town of Alford at the foot of the Lincolnshire Wolds (Area of Outstanding Natural Beauty) but also less than 8 miles from the golden sandy Lincolnshire coast! This home boasts not only attractive fittings and decor but is also energy efficient (high 'B' energy efficiency rating) and under builders' NHBC Guarantee! The accommodation comprises; entrance hall, downstairs wc, large kitchen-diner, utility room, lounge with French doors opening to the garden, master bedroom with en-suite, further double bedroom and large single bedroom, modern family bathroom with gas central heating and UPVC double glazing. Attractive enclosed rear garden, driveway and single garage. The development is beautifully landscaped with many trees and green areas and this house enjoys a pleasant outlook onto one such area with trees and wild flowers, there is also a children's play park area and access out onto the Mill Rundle Walk. This location offers the convenience of being within a Market Town with shops, pubs, restaurants, doctors, primary and secondary schools, bus services but as it is on the edge of town easy access out into the wonderful Lincolnshire countryside to enjoy the local wildlife, lovely walks and fresh air!

Entrance Hall

With composite front door, radiator, vinyl flooring, doors to;

WC

1.7m x 0.9m (5'7" x 3'0")

With wash hand basin, low level WC, radiator, extractor fan and laminated flooring.

Lounge

5.6m x 3m (18'5" x 9'10")

With telephone and television points, two radiators, central heating thermostat, French Doors leading out to the rear garden, carpeted flooring, UPVC window to the front aspect with pleasant views onto trees and green space.

Kitchen-Diner

5.2m x 2.7m (17'1" x 8'11")

Fitted with wall and base units, work surfaces with tiled splashbacks and inset sink with 1 & 1/2 bowl sink, drainer and mixer tap, integrated electric cooker, integrated microwave and integrated dishwasher, ceramic induction hob, extractor hood over with glass splashback, two radiators, television point, vinyl flooring, UPVC window to the front and rear aspects to enjoy the lovely aspect in front of the house and out to your pleasant rear garden, door to;

Utility Room

1.8m x 2m (5'11" x 6'7")

With wall and base units, space and plumbing for washing machine, space for tumble dryer, fuse box, extractor fan, understairs storage cupboard (1.2m max x 0.9m), radiator, external door leading to the rear garden and vinyl flooring.

First Floor Gallery Landing

3.8m x 2.1m (12'6" x 6'11")

(maximum dimensions). With attractive wrought iron style spindles, loft hatch, over stairs cupboard housing the gas combination boiler, radiator, UPVC window to the rear of the property and carpeted flooring, doors to;

Master Bedroom

3.7m x 2.7m (12'1" x 8'11")

With mirrored built-in wardrobes, television point, room thermostat, UPVC window to the rear of the property and carpeted flooring, door to;

En-suite

1.7m x 2.7m (5'7" x 8'11")

(maximum dimensions) 'L' shaped room with WC and hand basin inset to vanity unit, tiled splashbacks, shower cubicle with direct feed shower, extractor fan, shaver socket, UPVC window to the front of the property and vinyl flooring.

Bedroom Two

3.3m x 2.8m (10'10" x 9'2")

With radiator, UPVC window to the front of the property and carpeted flooring.

Bedroom Three

3.8m x 2.1m (12'6" x 6'11")

With radiator, UPVC window to the rear of the property and carpeted flooring.

Bathroom

2.1m x 1.6m (6'11" x 5'2")

With WC and wash hand basin inset to vanity unit, bath with direct feed shower over, glazed shower screen, extractor fan, radiator, partially tiled walls, UPVC window to the front aspect and vinyl flooring.

Outside

To the front is a garden laid to lawn with low box hedging and footpath to front door. Gated access leads to the rear garden which is laid to lawn with feature borders of shrubs, concrete slabbed patio area, outside tap and property boundaries of fencing, footpath and gate opens to the rear parking courtyard and your;

Single Garage

5m x 2.6m (16'5" x 8'6")

With up-and-over door, open span roof trusses and concrete flooring and has a driveway in front providing a car parking space. The garage is attached to number 81's garage. The car parking courtyard is accessed between number 107 and number 119 on Bridgeways.

Services

The property has gas central heating, mains sewerage, mains water and electric. There is a management fee due to the development. 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 Rundle Walk is a lovely circular route around Alford. The coast and lovely golden sands are only 8 miles away. The city of Lincoln is 35 miles away.

Directions

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 off via the footpath on the right hand side. The house is also marked with our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/properties/ENwQAa7tS7zyBF6VZGwm38/view#property>

Material Information Data

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Allocated, Garage, Off Street, Rear, and Covered

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Wide doorways

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

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.lovell.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.

Mortgage Advice

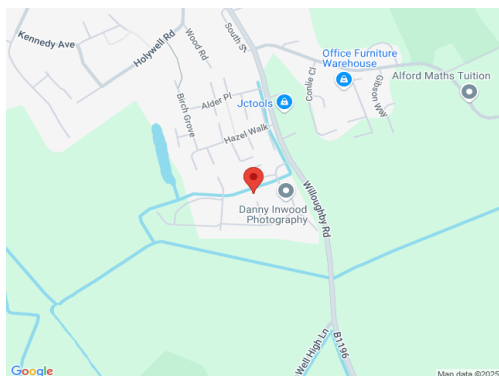
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

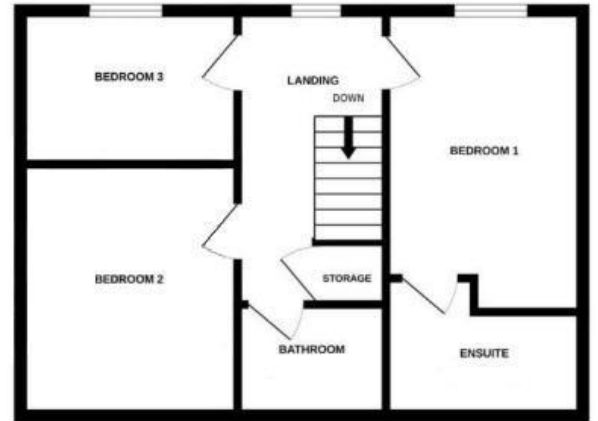
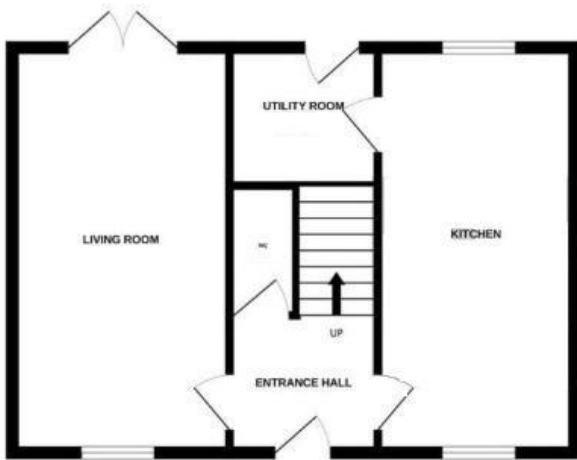
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk