



The New Bungalow, Pinfold Lane, Alford

£299,000



Willsons
SINCE 1842

The New Bungalow, Pinfold Lane, Beesby, Alford,

"AGENT'S COMMENTS"

A spacious modern 3 bedroom detached bungalow with good sized attractively laid out gardens pleasantly situated in the rural village of Beesby. The accommodation briefly comprises: entrance lobby, hallway, lounge diner, breakfast kitchen, utility room, 3 bedrooms and shower room. The property benefits from Upvc double glazing, oil fired central heating, driveway with turning area, garage and a 35ft workshop.

LOCATION

Beesby is a village situated approximately 5 miles south-west of the coastal town of Mablethorpe and 4 miles north of the market town of Alford. Both towns offer a wealth of amenities including doctors surgery and primary schools along with a variety of shops both independent and national as well as eateries and takeaways. Alford is also home to secondary schools including a Grammar School and has a thriving market with market days being on a Tuesday and Friday as well as holding periodic craft markets.



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Accommodation:

Access is gained via a Upvc double glazed side entrance door with glazed side screen opening into:

Entrance Lobby

7'0" x 4'11" (2.14m x 1.51m)

With tiled floor, radiator, door to:

Hallway

16'8" x 3'10" (5.1m x 1.17m)

With radiator, central heating thermostat, loft hatch, spotlights to ceiling.

Lounge - Dining Room

25'1" x 17'9" / 9'3" (7.66m x 5.42m / 2.83m)

With 2 radiators, telephone & TV points, spotlights to ceiling, 2 Upvc double glazed windows to front and 1 to the side, opening to:

Breakfast Kitchen

11'8" x 11'6" (3.58m x 3.52m)

Equipped with a range of wall and base units with worksurfaces incorporating 1 & 1/2 bowl sink with mixer tap, central island with breakfast bar, wall mounted HRM Walstar oil fired central heating boiler, space and point for electric cooker with extractor hood over, TV point, radiator, tiled floor, part tiled walls, spotlights to ceiling, Upvc double glazed window to side, door to:

Utility Room

11'9" x 5'9" (3.59m x 1.76m)

With a matching range of wall and base units, worksurface with 1 & 1/2 bowl sink with mixer tap, integrated fridge and freezer, space and plumbing for washing machine, radiator, extractor fan, tiled floor, part tiled walls, Upvc double glazed window and door to side.

Bedroom 1

15'0" x 9'9" (4.59m x 2.98m)

Upvc double glazed window to rear, radiator, spotlights to ceiling.

Bedroom 2

13'1" x 9'7" (3.99m x 2.93m)

Upvc double glazed window to rear, radiator, spotlights to ceiling, telephone point.

Bedroom 3

8'8" x 8'0" (2.66m x 2.44m)

Upvc double glazed window to side, radiator, spotlights to ceiling.

Shower Room

11'7" x 6'9" (3.54m x 2.07m)

Equipped with a shower cubicle with direct shower and drying area, wc, vanity wash hand basin, tiled walls and floor, radiator, spotlights to ceiling, Upvc double glazed window to side, extractor fan.

Exterior:

The front garden is laid to lawn with a block-paved driveway with turning area leading to the:

Garage

17'0" x 9'2" (5.2m x 2.81m)

With up and over door to front, power and light connected, side door to garden and window to rear.

Rear Garden

The good sized enclosed rear garden is mainly laid to lawn, has a paved seating area, shrub and flower borders, raised beds and 2 trellis arches, ornamental pond, vegetable and fruit beds, oil storage tank, outside power point, tap and light.

Workshop

35'10" x 16'3" (10.94m x 4.96m)

With double upvc doors, 2 windows, power and light connected.

Tenure & Possession:

The property is Freehold with vacant possession upon completion.

Services:

We understand that mains electricity and water are connected to the property, drainage is to a private system. There is an oil fired central heating system installed at the property.

Local Authority:

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate:

The property has an energy rating of D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2268-3900-3200-5570-9200.

Directions:

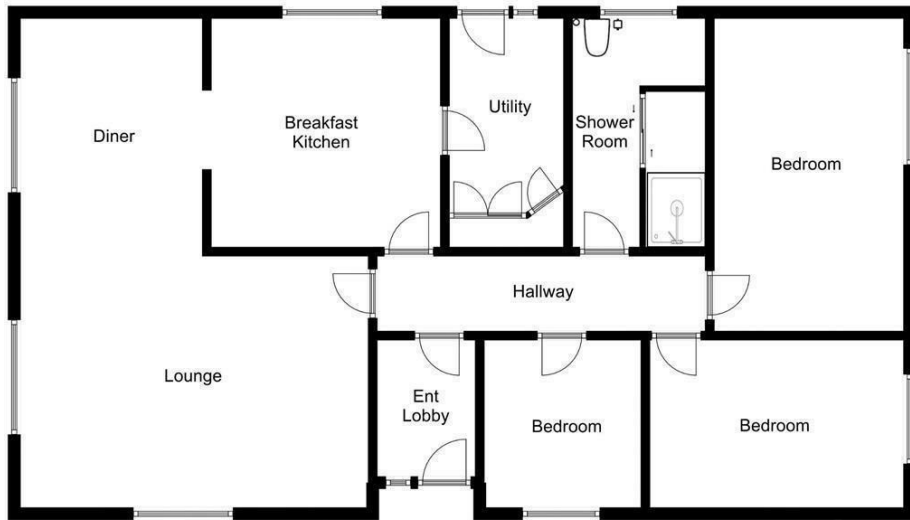
From Alford head out on the A1104 towards Mablethorpe, upon entering Beesby take the turning on the right onto Pinfold Lane and the property can be found on the left hand side after the turning to Fen Lane.

Viewing:

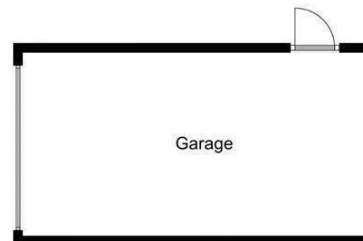
Viewing is strictly by appointment with the Alford office at the address shown below.



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 Pinfold Lane
 Beesby
 Alford LN13 0JG



Large detached workshop
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FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

