



The Sycamores, Fordington, Alford

£525,000



**Willsons**  
SINCE 1842



# The Sycamores, , Fordington, Alford, Lincolnshire, LN13 0HQ

## "AGENT'S COMMENTS"

*The Sycamores is a spacious 3 bedroom detached bungalow superbly situated in an elevated position on the edge of the Lincolnshire Wolds being surrounded by open countryside with stunning views towards the coast whilst being well placed for local services and amenities.*

*A generous driveway leads to an attached garage and well laid out gardens being lawns with established flower and shrub borders extending to just over a quarter of an acre.*

*The property includes an adjoining productive and well kept paddock (extending to approximately 4.00 acres) which is fenced and hedged on all sides. There is a mains fed water trough and a separate vehicular access making the paddock ideal for the grazing of livestock or equestrian purposes.*

## LOCATION

*Fordington is a rural village on the edge of the Lincolnshire Wolds approximately 5 miles from the market town of Alford which is approximately 14 miles north-west of the seaside town of Skegness and 14 miles south of the market town of Louth.*

*To visit the property turn right out of the Alford Office on the A1104 and proceed out of Alford. At Ulceby Cross roundabout turn left onto the A1028, in Ulceby village turn left at the junction signposted Fordington whereupon the property will be found on the right hand side.*



# Willsons

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### Accommodation

A pair of Upvc double glazed doors open into:

### Entrance Porch

5'4" x 24'9" (1.64m x 0.74m)

With a pair of Upvc double glazed doors, tiled floor, single glazed inner door with side screen opens into:

### Reception Hall

Having 3 radiators, coving to ceiling.

### Bedroom 1

15'7" x 11'5" (4.76m x 3.5m)

Having a range of built-in wardrobes, radiator, coving to ceiling, Upvc double glazed windows to two aspects.

### Bedroom 2

11'6" x 8'10" (3.52m x 2.7m)

Upvc double glazed window to side, radiator, coving to ceiling, recessed double wardrobe.

### Bedroom 3

13'3" x 11'6" (4.06m x 3.53m)

Upvc double glazed window to front, radiator, coving to ceiling, recessed wardrobe.

### Bathroom

8'5" x 5'2" (2.57m x 1.58m)

Equipped with a walk-in shower cubicle with direct shower, wc, wash hand basin with cupboards under, tiled walls and floor, coving to ceiling, extractor fan, Upvc double glazed window, towel rail radiator.

### Kitchen

12'10" x 12'4" (3.93m x 3.78m)

Fitted kitchen with oak doors incorporating stainless steel sink, Miele dishwasher, integrated Neff appliances including electric double oven, ceramic hob, microwave and cooker hood above, integrated fridge, airing cupboard housing hot water cylinder, radiator, Upvc double glazed window to front.

### Utility Room

11'10" x 11'7" (3.61m x 3.54m)

Having a Upvc double glazed front entrance door, double glazed roof skylight, radiator, plumbing for washing machine, Upvc double glazed rear door and window, cold water tap.

### Separate WC

With wc, corner wash hand basin, radiator, tiled walls, coving to ceiling, Upvc double glazed window to front.

### Lounge

13'2" x 13'0" (4.03m x 3.97m)

Having a Upvc double glazed picture window, tiled fireplace, 2 radiators, coving to ceiling, archway to:

### Dining Room

12'10" x 9'7" (3.93m x 2.93m)

Having a Upvc double glazed window to front, coving to ceiling, radiator.

### Boiler House

Situated at the rear of the property housing the oil fired Firebird central heating boiler, Upvc double glazed windows and door,

### Exterior

The property is pleasantly situated in lawned gardens to all sides with privet hedges, decorative borders and beds and a paved patio area to the rear, oil storage tank, a tarmac driveway with ample parking leads to the:

### Garage

17'7" x 10'10" (5.38m x 3.31m)

Having wooden sliding door to front, cold water tap, Upvc double glazed window to rear, plus accessed from utility room.

### Paddock

The Sycamores is surrounded on 3 sides by a grass paddock which extends to approximately 4.00 acres and is well fenced and hedged on all boundaries. There is a separate vehicular access plus a convenient hand-gate from the residential property. A water trough is supplied from the bungalow and the field is crossed by a line of overhead electricity cables and poles. The paddock is registered with the Rural Payments Agency (previously attracting subsidies from DEFRA) and it would be ideal for anyone wishing to graze livestock or horses. (There is a public bridleway immediately outside the northern boundary.)

### General Comments

The title of the property is Freehold with vacant possession being given upon completion. Mains electricity and water are believed to be connected and drainage is to a private system. There is an oil fuelled heating system. External windows and doors are Upvc double glazed units. The property has generous storage/wardrobes.

### Local Authority

Council Tax Band 'C' payable to East Lindsey District Council.

### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0310-2259-0260-2827-5775.

### Location

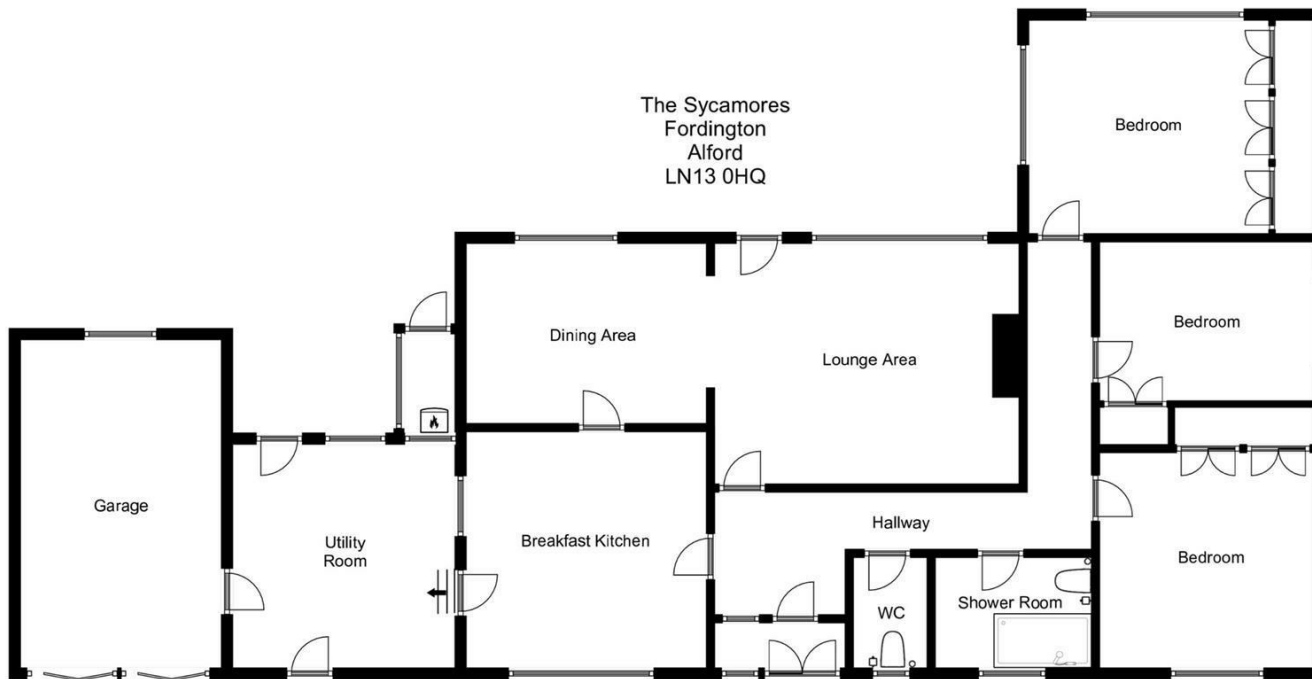
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### Viewing

Viewing is highly recommended but please make an appointment with the Alford office at the address shown below.





### 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.

