



11 Evison Crescent, Alford

£215,000



**Willsons**  
SINCE 1842

11 Evison Crescent  
Alford  
Lincolnshire, LN13 0PS

### "AGENT'S COMMENTS"

*Situated in a cul-de-sac location towards the outskirts of the popular Market Town of Alford and within walking distance of local amenities. Offering off-road parking for multiple vehicles, mature gardens to three sides, carport, garage and conservatory. The property benefits from an attractive "L" shaped living room, bathroom with separate WC, uPVC double glazing throughout, gas central heating and No Onward Chain.*

### LOCATION

*Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.*



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124 West Street, Alford, Lincolnshire, LN13 9DR  
T. 01507 621111 | E. [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front of Property

Situated on a spacious plot with lawned front garden with borders of mature hedging, driveway providing ample parking leading to the carport and garage.

### Reception Hall

With double glazed front door, radiator, storage cupboard, loft hatch and vinyl flooring.

### Living Room

20'2" x 11'6" / 7'8"

With feature fireplace, television point, two radiators, serving hatch into the kitchen, windows to the front of the property and concrete flooring.

### Kitchen

10'8" x 7'8"

With wall and base units, stainless steel sink with mixer tap, space for freestanding cooker with cooker socket, integrated extractor hood, space and plumbing for washing machine, partly tiled walls, window to the side of the property, double glazed door leading to the side of the property and vinyl flooring.

### Bathroom

5'5" x 5'5"

With hand basin, bath with direct feed shower over, radiator, extractor fan, fully tiled walls, window to the side of the property and vinyl flooring.

### Separate WC

With WC, hand basin, radiator, partly tiled walls, window to the side of the property and vinyl flooring.

### Bedroom One

8'11" x 9'6" / 7'10"

With radiator, patio doors leading into the conservatory and vinyl flooring.

### Bedroom Two

9'1 x 7'1

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

### Bedroom Three

10'9 x 9'8

With radiator, window to the side of the property and vinyl flooring.

### Conservatory

11'6" x 8'10"

Of brick wall and uPVC window construction, radiator, side door leading to garage, double glazed door leading to the rear garden and vinyl flooring.

### Garage

16'6" x 8'10"

With up and over door, light and power, window to the rear and concrete flooring.

### Garden

Set to terraced lawns, with borders of mature trees, shrubs and fencing, slabbed patio area, side gates providing access to both sides of the property.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. 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](http://www.epcregister.com) Reference Number: 2384-3921-7200-9172-5204.

### Directions

Turn right out of our Alford office and proceed along West Street taking the fourth turning right into Tothby Lane (opposite Queen Elizabeth Grammar School) proceed along Tothby Lane and take the third turning on the left into Dickson Drive and left again into Evison Crescent where the property can be found on the left hand side.

### Viewing

Viewing is strictly by 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.

