



Willsons
SINCE 1842
FOR SALE
01507 621111

129 Bridgeways, Alford

£259,950



3



2



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Willsons
SINCE 1842

129 Bridgeways
Alford
Lincolnshire, LN13 9DF

"AGENT'S COMMENTS"

An opportunity to purchase this spacious detached family house with 3 bedrooms on the popular 'Bridgeways' development in the market town of Alford. The accommodation comprises: entrance hall, cloakroom WC, lounge, study, dining kitchen, master bedroom with ensuite, 2 further bedrooms and family bathroom. The property benefits from Upvc double glazed windows and patio doors, gas central heating, gardens, garage and parking. The property is being sold with the remainder of the 10 year NHBC guarantee.

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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<https://www.willsons-property.co.uk>

Accommodation

A composite front entrance door opens into the:

Entrance Hall

With stairs to the first floor, radiator.

Cloakroom WC

5'9" x 3'5" (1.75m x 1.04m)

Comprising wc with enclosed cistern, wash hand basin, radiator, Upvc double glazed window.

Lounge

17'7" x 10'1" (5.36m x 3.07m)

Upvc double glazed front window and patio doors opening onto the rear garden, radiator.

Dining Kitchen

16'8" x 10'4" (5.08m x 3.15m)

Equipped with a range of wall and base units with worksurfaces incorporating stainless steel single drainer sink with mixer tap, 4 ring gas hob with built-in electric oven below and extractor hood over, integrated microwave, integrated dishwasher, space and plumbing for washing machine and dryer, integrated wall mounted gas fired combi boiler, radiator, 2 pairs of Upvc double glazed patio doors opening to the rear garden.

Study

7'1" x 6'9" (2.16m x 2.06m)

Upvc double glazed window to front, radiator.

First Floor Galleried Landing

With access to the loft space, radiator, Upvc double glazed window to rear.

Master Bedroom

15'5" x 10'5" max. (4.72m x 3.18m max.)

Upvc double glazed window to front, radiator, built-in wardrobes with mirror doors, recessed over-stairs cupboard. Door to:

Ensuite Shower Room

6'3" x 5' (1.91m x 1.52m)

Comprising shower cubicle with direct shower, wc, vanity wash basin with cupboard under, extractor fan, chrome ladder style towel rail, Upvc double glazed window.

Bedroom 2

11' x 10'3" max (3.35m x 3.12m max)

Upvc double glazed window to front, radiator, built-in range of wardrobes.

Bedroom 3

11'10" x 10'4" max (3.61m x 3.15m max)

2 Upvc double glazed windows, radiator, range of built-in wardrobes.

Bathroom

6'10" x 6'3" (2.08m x 1.91m)

Comprising bath with direct shower over, wc, vanity wash basin with cupboards, radiator, Upvc double glazed window to rear, extractor fan.

Exterior

The property has a low maintenance front garden with driveway to the side leading to the:

Garage

17' x 9' (5.18m x 2.74m)

With up and over door, side access door, rear storage cupboard.

Rear Garden

The rear garden has a paved patio area with semi covered pergola over, lawn, path and shrub borders, a side gate gives access onto the driveway.

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. Note: The property was built in 2021 under a 10 year NHBC warranty.

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 B. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9223-3002-4303-2489-4204.

Directions

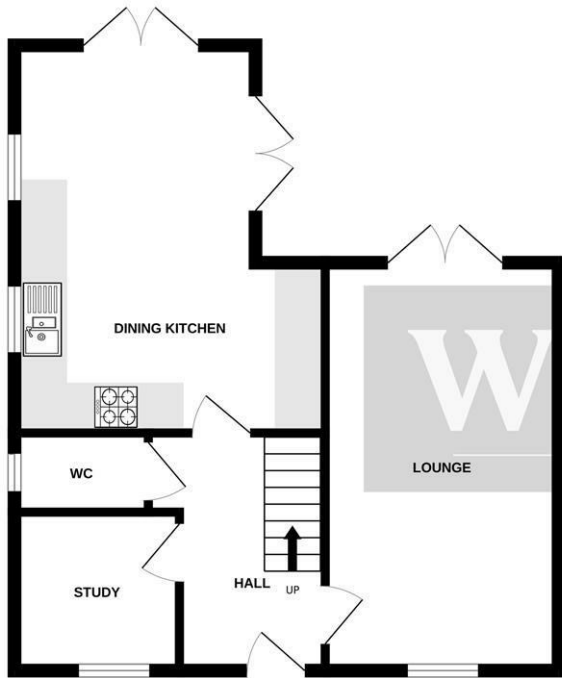
From Alford market place turn right into South Street, continue along South Street into Willoughby Road where the entrance to Bridgeways is signposted on the right hand side. Proceed along Bridgeways whereupon the property will be found on the right hand side.

Viewing

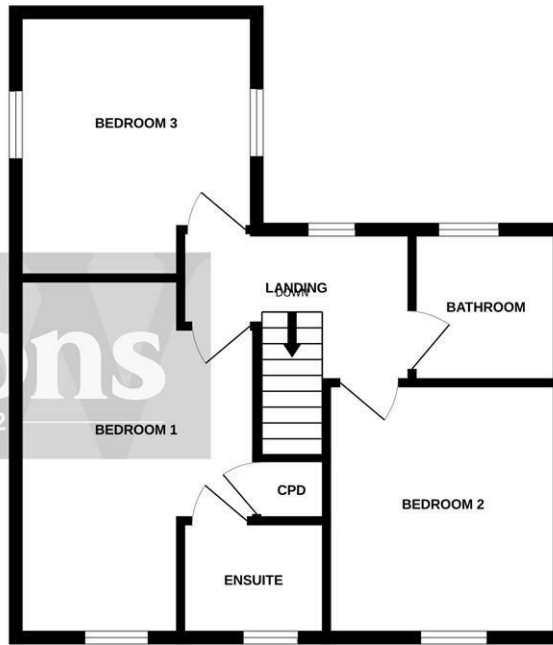
Viewing is strictly by appointment with the Alford office at the address shown below.



GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

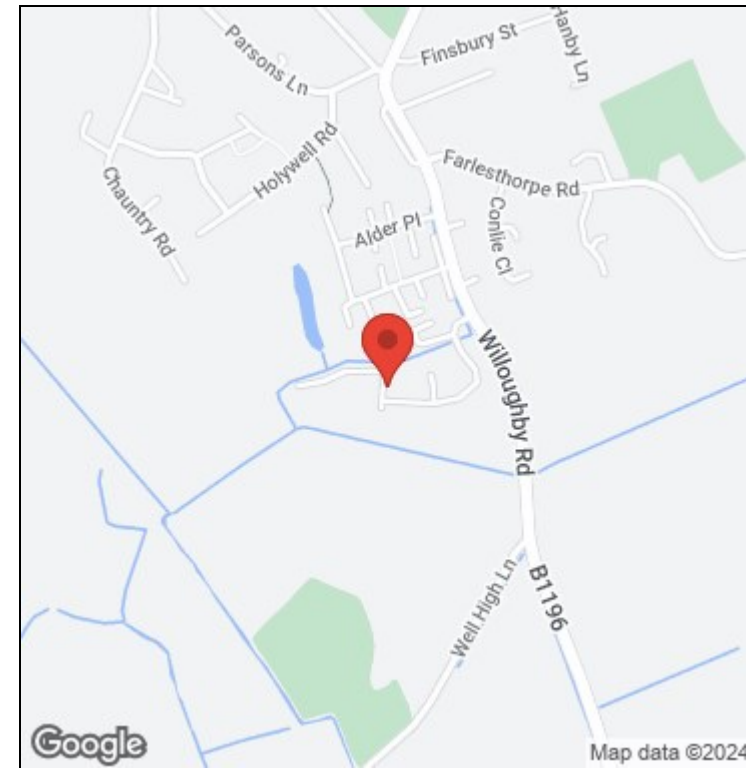


TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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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FLOORPLAN Not to scale – For identification purposes only

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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.

