



19 Bridgeways, Alford

£169,950



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Willsons
SINCE 1842

19, Bridgeways,
Alford,
Lincolnshire, LN13 9DF

"AGENT'S COMMENTS"

This semi-detached, recently built property which is situated on the reputable Bridgeways Development offers two bedrooms, kitchen, bathroom, open plan living/dining room, parking, wrap-around gardens and comes with the remaining 10 year NHBC warranty. With uPVC windows and double glazing throughout, two parking spaces immediately to the front of the property, side garden accessed by a gate and enclosed fenced garden to the rear, this turn-key ready property is all within walking distance from the amenities found in the market town of Alford.

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 and 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's and dentist's surgeries, a primary and two secondary schools, one of which is a grammar school. There are a variety of shops both independent and national. Eateries include pubs, restaurants, coffee shops and a variety of takeaways. Alford is a market town, with market days being on a Tuesday and Friday, as well hosting periodic craft markets. There are a range of clubs and societies for various ages.



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

Front Of Property

With two parking spaces immediately to the front, lawned garden, slabbed pathway leading to the front composite door and round to the right hand side of property and side gate leading to the rear garden.

Kitchen

Built-in units with integrated gas hob, microwave and oven, extractor fan, sink with drainer and mixer tap, space for washing machine, feature ceiling lights, radiator, vinyl flooring and window to the front of the property.

Downstairs WC

3'1" x 5'10" (0.95m x 1.78m)

With WC, hand basin with tiled splash-back, extractor fan and vinyl flooring.

Open Plan Living Dining Room

21'11" x 11'6" (6.7m x 3.52m)

Open plan living/dining room with uPVC French doors providing access to the rear garden, television and telephone points, two radiators, carpeted flooring, feature pendant lights and open staircase.

First Floor Landing

9'2" x 6'2" (max) (2.8m x 1.89m (max))

With gas-fired combination boiler in cupboard over the staircase (0.99m x 0.93m), loft access and carpeted flooring.

Bathroom

8'10" x 4'11" (2.7m x 1.51m)

Bath with direct feed shower over and glazed shower panel, hand basin vanity unit with storage, WC, window and vinyl flooring.

Bedroom One

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

Double bedroom with window over looking the rear garden, radiator and carpeted flooring.

Bedroom Two

11'5" x 6'11" (3.5m x 2.12m)

With two windows to the front of the property, radiator and carpeted flooring.

Rear Garden

Rear garden enclosed by fencing to all sides with areas of lawn and patio, trees, borders set to shrubs, an area of decking and a pergola. There is a garden shed and access gate to the side 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 'A' 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: 0568-3858-7668-9321-4281

Directions

From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town turning right onto the B1196 Willoughby Road. The Bridgeways development can be found after 900m on the right. On entering the Bridgeways Development, take the first right and property can be found slightly round the corner on the left.
What3Words///listed.midwinter.riskiest

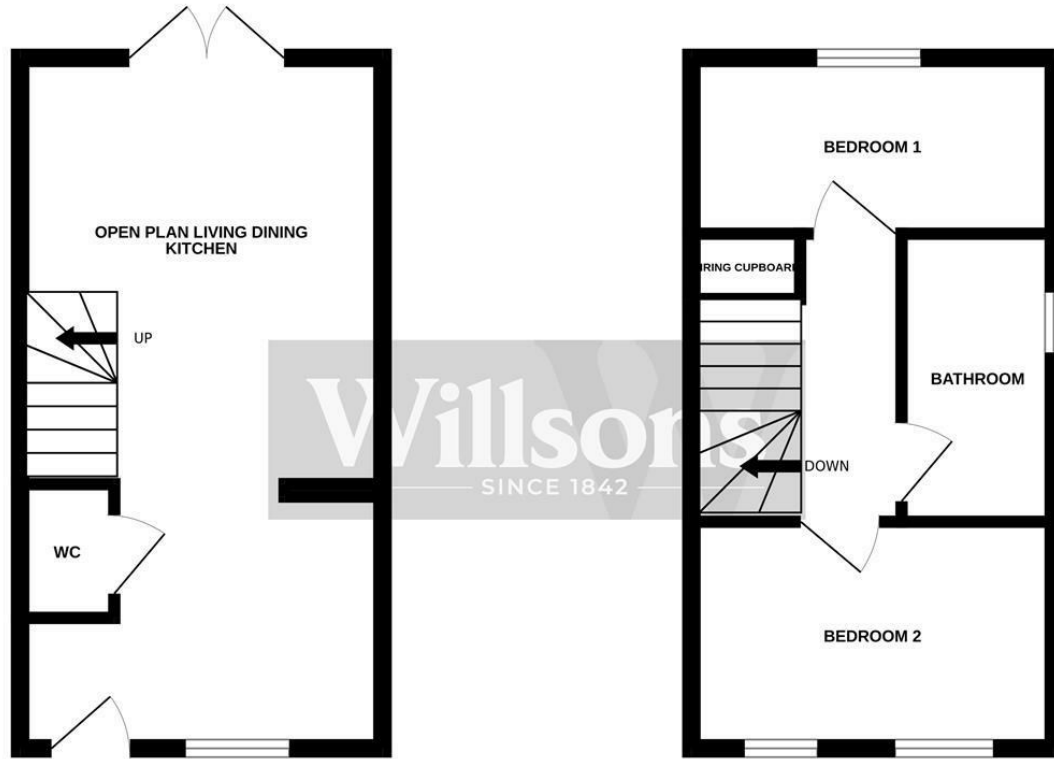
Viewing

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



GROUND FLOOR

1ST FLOOR



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. Made with Metreplex ©2024

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.



ALFORD 124 West Street 01507 621111

| SKEGNESS 16 Algha Road 01754 896100

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