



42, Hamilton Road, Alford

£299,950



Willsons
SINCE 1842

42, Hamilton Road,
Alford, Lincolnshire, LN13 9HG

"AGENT'S COMMENTS"

This four bedroom property in a popular location in Alford, within walking distance of the high street offers huge potential for a number of different uses. The property is currently set to a main living kitchen with master bedroom and ensuite with a further self-contained living space, including two bedrooms, kitchenette and living room with direct access to a private patio. This versatile property currently set to incorporate multi-generational living would also make a family home offering 4 bedrooms. With a large outbuilding at the end of the garden, parking for numerous vehicles, gardens enclosed by fencing and a sun-porch to the rear.

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 as hosting periodic craft markets. There are a range of clubs and societies for various ages.



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Front of Property

Set to concrete turning circle driveway with feature boards and areas of gravel, slabbed patio to the right side of the property, dwarf brick walls to the front of the property.

Entrance Hallway

11'9" x 7'2" (3.6m x 2.2m)

"L" shaped entrance hallway with wall lights, two storage cupboards, loft hatch, radiator and laminate flooring.

Open Plan Kitchen Living Room

20'4" x 12'9" (6.2m x 3.9m)

With wall and base units, integrated gas hob, cooker and fridge freezer, breakfast bar, space and plumbing for washing machine, downlights, telephone point, television point, radiator, window to the front of the property and laminate flooring.

Master Bedroom

20'8" x 12'9" (6.3m x 3.9m)

With television point, log burner, radiator, wall lights, port hole windows to both sides of the chimney, uPVC French doors leading to the rear garden, laminate and carpeted flooring.

En-Suite

8'6" max x 5'10" (2.6m max x 1.8m)

With heated towel rail, wash basin vanity unit, WC, radiator, built-in storage cupboard, downlights, window to the rear of the property and tiled flooring.

Bedroom Two

19'0" x 9'10" (5.8m x 3.0m)

With built in storage cupboards and vanity, radiator, television points, window the rear garden and carpeted flooring.

Bedroom Three

19'0" x 7'10" (5.8m x 2.4m)

With radiator, television point, built in storage, uPVC single door leading to the rear garden and vinyl flooring.

Bedroom Four

6'9" x 7'10" (2.08m x 2.4m)

With radiator, window to the front of the property and laminate flooring.

Family Bathroom

7'10" x 9'8" max (2.4m x 2.95m max)

With wash basin, WC, shower cubicle with direct feed shower, bath with mixer tap, vanity unit, heated towel rail, downlighters, window to the front of the property and laminate flooring.

Kitchenette

4'11" x 4'9" (1.5m x 1.45m)

With wall and base units with worktop space, fully tiled walls, sink with mixer tap, space for undercounter appliance, window to the side of the property and laminate flooring.

Rear Garden

Set to grass with picket fencing, gravel pathways and raised planting beds, beach stone planting areas, low maintenance gravel borders, block paved patio area and fencing creating the property boundaries.

Outbuilding

14'9" x 22'11" (4.5m x 7m)

With personnel door, windows to three sides of the building, power and lighting and concrete flooring.

Outside WC

5'10" x 1'11" (1.8m x 0.6m)

With WC

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 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: 7608-7077-7233-4291-5940

Directions

From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. From the main high street in Alford turn right on to Hamilton Road. The property can be found after 125m on the right hand side.

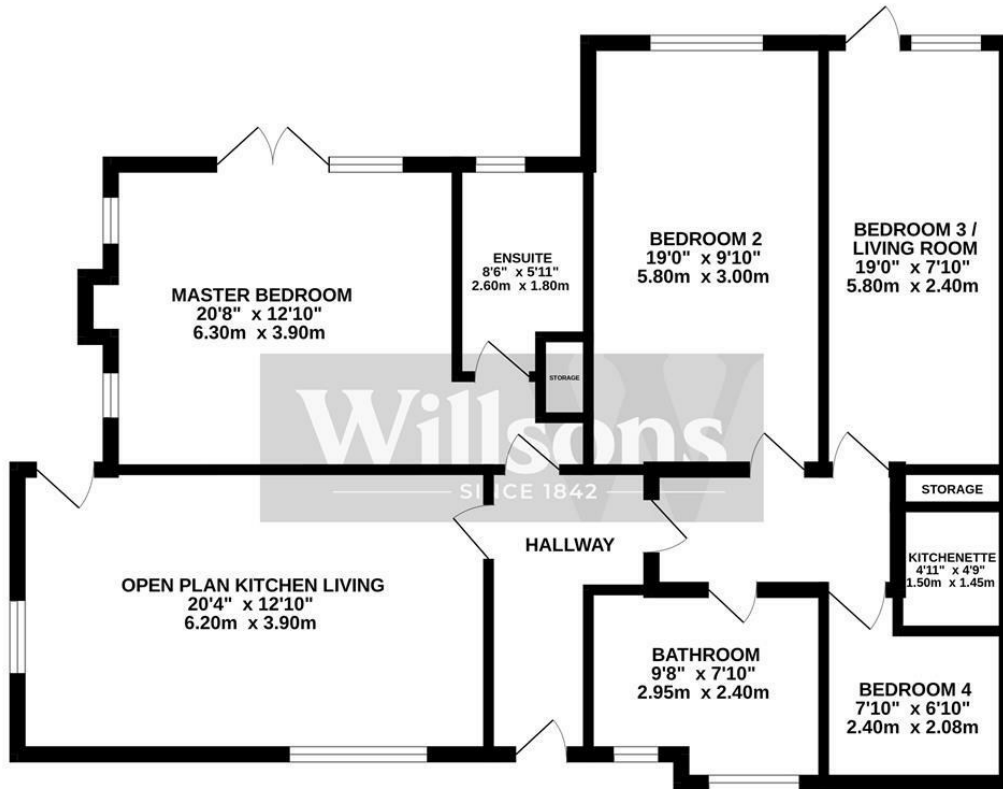
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Viewing

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



GROUND 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.
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FLOORPLAN Not to scale – For identification purposes only

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