



3, Holywell Road, Alford

£244,950



Willsons
SINCE 1842

3, Holywell Road, Alford,
Lincolnshire, LN13 9BB

"AGENT'S COMMENTS"

This well presented bungalow built in 2016 offers the great energy efficiency of a modern build, with a spacious feel, attractive enclosed rear garden with areas of patio and feature pond and off-road parking. A turn-key ready home, with one ensuite-bedroom and an additional shower and bath, this property has a huge amount to offer and is situated within walking distance from local amenities in the popular 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 & 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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Front of Property

Boundaries of dwarf walls with wrought iron fencing topper and fencing, flower border to the left hand side, tarmac driveway, pedestrian gates to both sides of the property.

Hallway

"L" shaped hallway with uPVC front door, two radiators and laminate flooring.

Open Plan Kitchen

7'7" x 11'6" (2.33m x 3.53m)

With wall and base units, 1.5 bowl sink with drainer and mixer tap, integrated fridge freezer and oven, gas hob with extractor over, downlighters, window to the right hand side of the property and laminate flooring.

Open Plan Living Room

12'7" x 12'7" (3.84m x 3.84m)

With three radiators, television and telephone points, French Doors leading to the patio, window to the right hand side of the property and laminate flooring.

Utility Room

6'2" x 6'2" (1.9m x 1.9m)

With base units, sink and drainer, space and plumbing for washing machine, space for free standing appliance, fuse box, gas combination boiler, loft hatch, radiator and laminated flooring.

Bedroom One

10'2" x 11'1" (3.1m x 3.4m)

With television point, radiator, bay window to the front of the property and carpeted flooring.

Bedroom Two

11'1" x 11'9" (3.4m x 3.6m)

With television and telephone points, radiator, bay window to the front of the property and carpeted flooring.

En-Suite

3'9" x 7'9" (1.15m x 2.37m)

With WC, hand basin, shower enclosure with direct feed rainfall shower, extractor fan, heated towel rail, fully-tiled walls, downlighters and tiled flooring.

Bedroom Three / Dining Room

9'6" x 10'5" (2.9m x 3.2m)

With television point, radiator, French doors leading to the patio area and carpeted flooring.

Bathroom

8'6" x 6'2" (2.6m x 1.9m)

With high-rise WC, corner hand basin, corner shower cubicle with direct feed shower, roll top bath with Victorian mixer tap with separate shower attachment, heated towel rail, radiator, extractor fan, fully-tiled walls, window to the left hand side of the property and tiled flooring.

Gardens

Set to lawns with mature borders of flowers and shrubs, feature ponds, two separate areas of patio, outside tap, outdoor electrical points, concrete pathway leading to the end of the garden, concrete pathways to both sides of the property and property boundaries of fencing.

Outbuilding

7'1" x 12'7" (2.16m x 3.84m)

Brick-built outbuilding with plumbing, light and power.

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 'B'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8007-2344-9539-2627-6733

Viewing

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

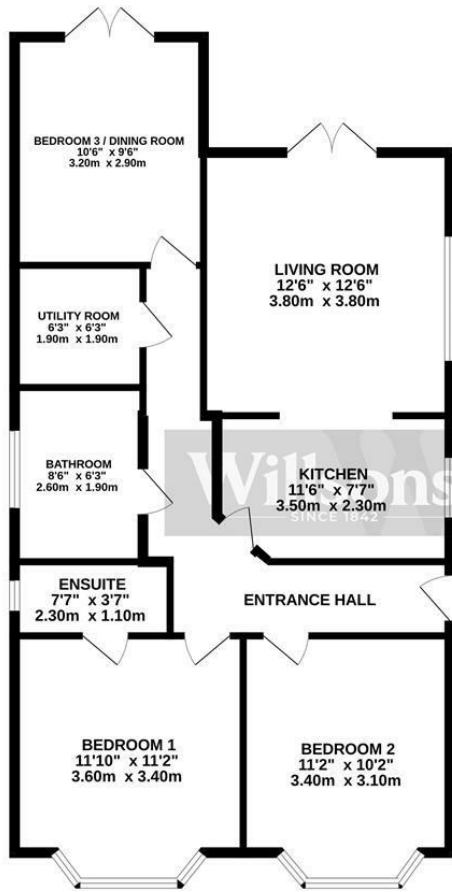
Directions

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. After 500m turn right into Hamilton Road, immediately left onto Parsons Lane and left again onto Holywell Road. The property can be found after 85m on the left hand side.

What3Words///gateway.back.elevates



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. Made with Metropix ©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.



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