



Willsons

8, Westfields, Alford

£161,950



Willsons

SINCE 1842

8, Westfields, Alford,
Lincolnshire, LN13 9JD

"AGENT'S COMMENTS"

Situated within walking distance of the local amenities in the popular Market Town of Alford. Offering a well-presented private rear garden, open frontage, dining room, small outbuilding, gas combination boiler, uPVC double glazing throughout 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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<https://www.willsons-property.co.uk>

Front of Property

With open frontage set to grass with concrete pathways leading to the front door, small outbuilding, gate to the left side of the property to access the rear garden.

Entrance Hallway

9'10" x 6'10" max (3.0m x 2.1m max)

With telephone point, fuse box, radiator, partially open staircase and laminate flooring.

Living Room

11'1" x 11'5" (3.4m x 3.5m)

With chimney breast wall and fireplace, television and telephone points, radiator, window to the front of the property and laminate flooring.

Kitchen

12'1" x 7'2" (3.7m x 2.2m)

With wall and base units, sink with 1.5 bowl and mixer tap, space for freestanding fridge freezer, space and plumbing for washing machine, radiator, partially tiled walls, window to the rear of the property, external door leading to the rear garden and laminate flooring.

Dining Room

7'2" x 9'2" (2.2m x 2.8m)

With partial partition wall with wall units , radiator, window to the rear of the property and laminate flooring.

First Floor Landing

10'9" x 2'7" (3.3m x 0.8m)

With open stairwell, loft hatch, storage cupboard (1.6m x 0.8m) housing the Baxi gas fired combination boiler, window to the side of the property and carpeted flooring.

Bedroom One

8'6" x 11'5" (2.6m x 3.5m)

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

Bedroom Two

10'9" x 7'6" (3.3m x 2.3m)

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

Bedroom Three

11'5" x 5'2" (3.5m x 1.6m)

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

Bathroom

7'2" x 6'6" (2.2m x 2.0m)

With wash basin, shower cubicle with electric shower, bath, extractor fan, radiator, window to the rear of the property and vinyl flooring.

Separate WC

4'7" x 2'7" (1.4m x 0.8m)

With WC, window to the rear of the property and laminate flooring.

Rear Garden

With areas of lawns, mature shrubs and plants, concrete slabbed patio area, feature pathways, outside tap, pedestrian gate to the left hand side providing access to the front of the property, boundaries of fencing and brick walls

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 D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0500-3650-0122-6305-3743

Viewing

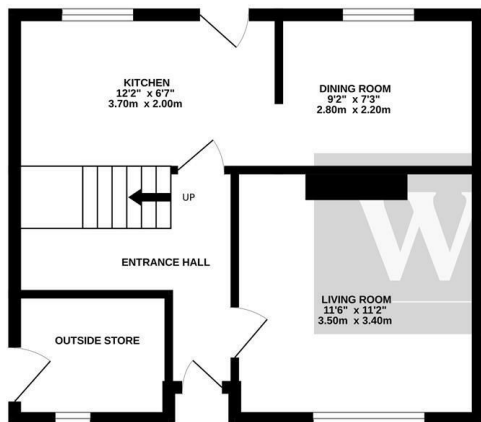
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

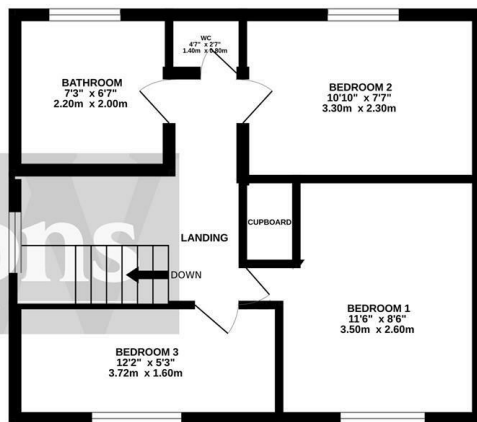
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. Pass the Grammar School on your right and continue 400m turning right into Commercial Road and left into Westfields. The Property can be found round to the left.
What3Words///picked.candidate.searching



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.
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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.

