



Willsons

7, Hamilton Road, Alford

£135,000



Willsons
SINCE 1842

7, Hamilton Road, Alford,
Lincolnshire, LN13 9HE

"AGENT'S COMMENTS"

A charming traditional property given a new lease of life having recently benefitted from recent double glazed windows and doors, central heating throughout offering a light and bright home with a private courtyard garden, low maintenance feature fencing and off-road parking, all within walking distance of schools and amenities of the 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 & two secondary schools, one of which is a grammar school. There are a variety of shops both independent & national and 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 are a range of clubs & societies for various ages.



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

Front of Property

With low maintenance block paved area and property boundaries of fencing.

Kitchen

11'5" x 7'2" (3.5m x 2.2m)

With wall and base units, integrated cooker and electric hob with extract hood over, space and plumbing for washing machine, space for undercounter appliance, Vokera gas combination boiler, tiled splashback, uPVC rear door with feature glass panels, window to the rear of the property and vinyl flooring.

Dining Room

8'10" x 12'5" (2.7m x 3.8m)

With chimney breast wall, understairs storage, radiator, window to the rear of the property and laminated flooring.

Living Room

9'10" x 12'5" (3.0m x 3.8m)

With chimney breast wall with open fire, telephone point, fuse box, radiator, window to the front of the property and laminated flooring.

Bathroom

6'6" x 5'6" (2.0m x 1.7m)

With hand basin, bath with direct feed shower over, extractor fan, radiator, fully tiled walls, window to the rear of the property and tiled flooring.

WC

6'6" x 2'7" (2.0m x 0.8m)

With WC, radiator, loft hatch, fully tiled walls, window to the side of the property and tiled flooring.

Inner Hallway

3'3" x 2'3" (1.0m x 0.7m)

With stairs leading to the first floor and carpeted flooring.

First Floor Landing

2'3" x 2'7" (0.7m x 0.8m)

Spilt level landing with window to the side of the property and wooden flooring.

Bedroom One

12'5" x 9'10" (3.8m x 3.0m)

With chimney breast wall, full height over-stairs storage cupboard (1.2m x 0.8m), radiator, window to the front of the property and carpeted flooring.

Bedroom Two

12'5" x 8'10" (3.8m x 2.7m)

With chimney breast wall, loft hatch, radiator, window to the rear of the property and carpeted flooring.

Courtyard Garden

Low maintenance courtyard garden with property boundaries of decorative metal fencing,

Shed

10'5" x 6'6" (3.2m x 2.0m)

With fuse box, lighting and concrete flooring.

Driveway

Gravelled driveway providing parking for two vehicles and concrete pathway leading to the rear of the property.

Tenure and 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 D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0450-2870-7553-9998-7535

Directions

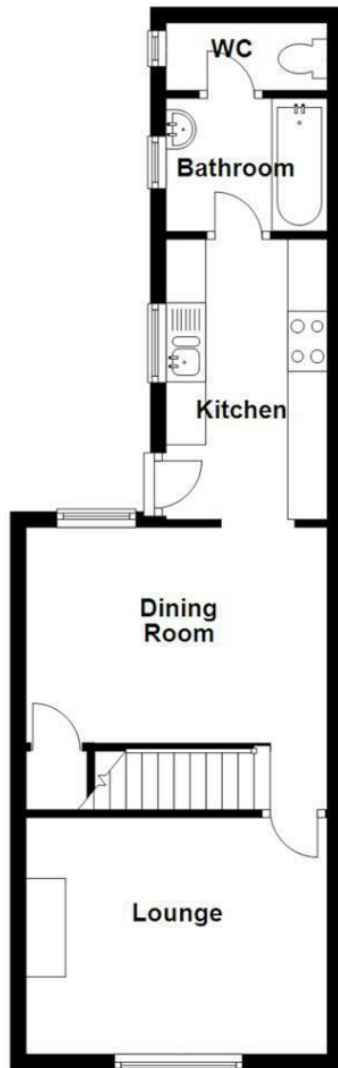
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. From the main high street in Alford turn right on to Hamilton Road. The property can be found after 60m on the left.

Viewing

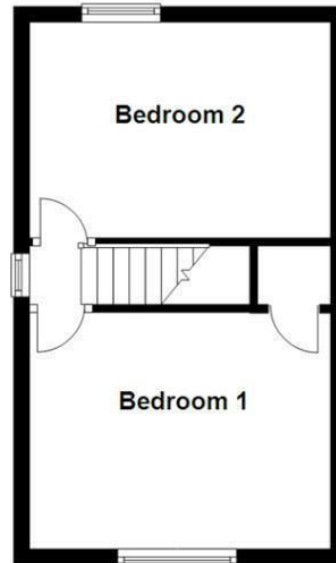
Viewing is strictly by appointment with the Alford office at the address shown below.



Ground Floor



First Floor



FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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.

