



3, Higgins Road, Alford

£175,000



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Willsons

SINCE 1842

3, Higgins Road, Alford,
Lincolnshire, LN13 0PL

"AGENT'S COMMENTS"

Situated in a quiet residential location towards the outskirts of the popular Market Town of Alford and within walking distance of local amenities. This attractive property benefits from off-road parking, link-detached garage, low maintenance front and rear gardens, with uPVC double glazing throughout and gas central heating.

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

Low maintenance gravelled frontage with concrete driveway leading to the garage, concrete pathways to the front and right hand side of the property leading to the pedestrian gate and side door, mature shrubs and borders of flowers and hedging.

Kitchen

13'1" x 8'2" (4.0m x 2.5m)

With wall and base units, sink with mixer tap and drainer, Kenwood range style cooker with gas hob and electric ovens, extractor hood, space for under counter appliance, space and plumbing for washing machine, tiled splash back, radiator, windows to the front and right hand side of the property, uPVC entrance door and laminated flooring.

Living Room

16'0" x 9'10" (4.9m x 3.0m)

With electric fire with feature surround, radiator, telephone and television points, window to the front of the property and laminated flooring.

Hallway

6'2" x 2'11" (1.9m x 0.9m)

With full-height storage cupboard (0.9m x 0.44m) housing Vokera gas combination boiler, loft hatch, room thermostat and carpeted flooring.

Bedroom One

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

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

Bedroom Two

8'10" x 9'10" (2.7m x 3.0m)

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

Bathroom

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

With wash basin, WC, walk-in shower with direct feed shower, partly-tiled walls, radiator, extractor fan, window to the right hand side of the property and tiled flooring.

Rear Garden

Low maintenance gravelled areas with borders of shrubs and flowers, feature concrete slabbed patio area, greenhouse, outside tap and property boundaries of hedging and fencing.

Link-Detached Garage

With up-and-over garage door, uPVC pedestrian door leading to the rear garden, window to the rear and concrete flooring.

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 'B' 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.epcregister.com Reference Number: 8706-9503-7529-2027-7783

Viewing

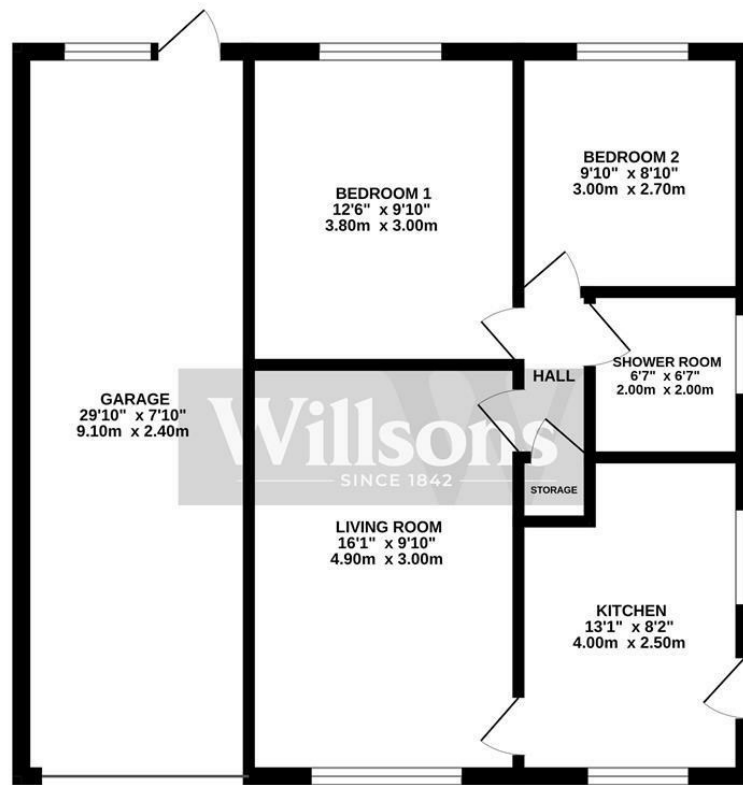
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. On passing the Grammar School, turn left into Tothby Lane and then the first left into Coles Avenue and immediately right into Higgins Road. The property can be found after 65m on the right, What3words///airtime.looms.pancake



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 MetroIQ ©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.

