



9, Evison Crescent, Alford

£270,000



Willsons
SINCE 1842

9, Evison Crescent, Alford,
Lincolnshire, LN13 0PS

"AGENT'S COMMENTS"

Situated on this quiet residential cul-de-sac towards the outskirts of the popular Market Town of Alford and within walking distance of local amenities. This spacious property offers two bedrooms, one with a good-sized ensuite, living room, dining room, generously sized family bathroom, utility room, low maintenance gardens, garage and block-paved driveway for several vehicles. Benefitting from gas central heating, 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.



Willsons
SINCE 1842

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

With low maintenance gravelled gardens with shrubs to the front and side, block paved driveway leading to the garage, pedestrian gate to the left hand side and property boundaries of hedging and fencing.

Entrance Hallway

With uPVC front door and glazed side panel, two radiators, loft hatch, three full-height storage cupboards and carpeted flooring.

Kitchen

16'10" x 10'5" (5.15m x 3.19m)

With wall and base units, sink with 1.5 bowl, mixer tap and drainer, ceramic hob with extractor hood over, integrated electric double oven, tiled splashback, radiator, windows to the front and side of the property and part vinyl part carpeted flooring.

Utility Room

10'5" x 6'4" (3.19m x 1.95m)

With wall and base units, sink with mixer tap and drainer, space and plumbing for washing machine and dishwasher, Ideal Mexico gas fired boiler, tiled splashback, door leading to the side of the property, window to the rear of the property and vinyl flooring.

Living Room

17'10" x 13'3" (5.45m x 4.05m)

With feature brick fireplace with open fire, television point, radiator, double frosted glass doors leading to the dining room, sliding patio door leading to the rear garden and carpeted flooring.

Dining Room

11'11" x 10'11" (3.64m x 3.35m)

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

Bedroom One

16'11" x 10'9" (5.18m x 3.3m)

With two radiators, windows to the front and side of the property and carpeted flooring.

En-Suite

10'9" x 8'9" (3.3m x 2.67m)

With WC, wash basin, wall and base units, shower cubicle with direct feed shower, radiator, window to the side of the property and carpeted flooring.

Bedroom Two

13'4" x 10'4" (4.07 x 3.17)

With radiator, built-in mirrored storage cupboard, window to the front of the property and carpeted flooring.

Bedroom Three

10'2" x 5'11" (3.12 x 1.81)

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

Bathroom

10'9" x 9'10" (3.3m x 3.01m)

With WC, hand basin vanity unit, bath, corner shower cubicle with direct feed shower, radiator, window to the side of the property and carpeted flooring.

Garage

30'0" x 10'7" (9.15m x 3.25m)

With electric roller shutter door, light and power, uPVC personnel door to rear garden and concrete flooring.

Rear Garden

Low maintenance concrete slabbed garden with a feature raised shrub bed and property boundaries of mature bushes and brick wall.

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, 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: 0863-2842-7959-9201-7551

Viewing

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

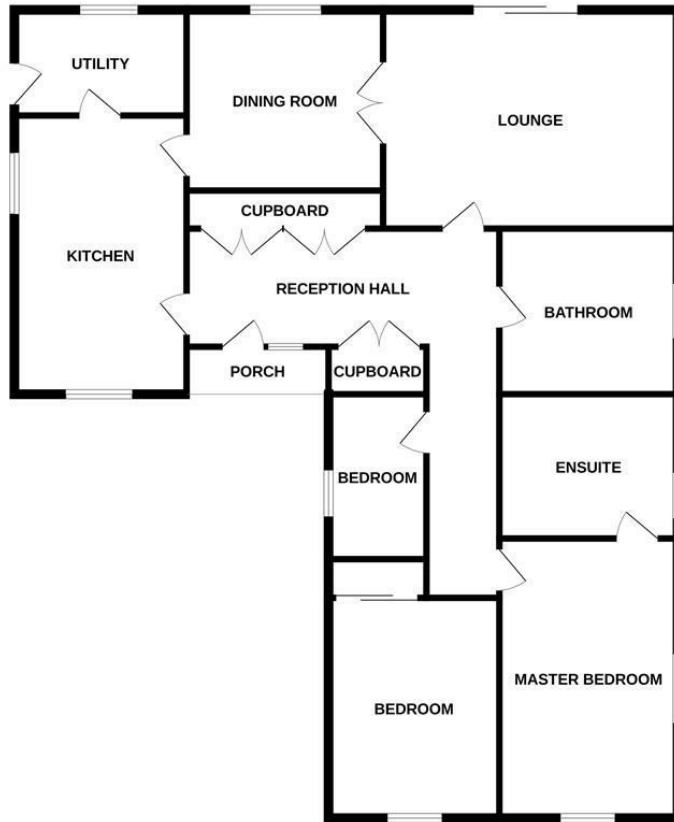
Directions

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 third left into Dixon Drive. Turn right onto Evison Crescent and proceed to the end of the cul-de-sac. The property can be found on the left-hand side.

What3words:///taxi.rolled.redefined



GROUND FLOOR
1487 sq.ft. (138.2 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.2 sq.m.) approx.

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 Metrosix ©2023

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.



ALFORD 124 West Street 01507 621111

| SKEGNESS 16 Alghita Road 01754 896100

| www.willsons-property.co.uk