



71, South Street, Alford
£255,000



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Willsons
— SINCE 1842 —

71, South Street, Alford,
Lincolnshire, LN13 9AW

"AGENT'S COMMENTS"

This fully renovated property is situated in the popular market town of Alford all within walking distance of the local amenities. Offering three reception rooms, sun room, utility room, two newly fitted bathrooms, newly installed kitchen including appliances, new flooring and carpeting, driveway and private rear garden. Benefitting from uPVC double glazing throughout, gas fired central heating 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 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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Front of Property

With gravel driveway, areas of lawn with borders of mature shrubs, pedestrian gate and concrete pathway leading to the front door, property boundaries of brick wall and fencing.

Front Porch

4'3" x 2'7" (1.3m x 0.8m)

With wooden front door, radiator, cupboard housing the fuse box and utility meters and integrated door mat.

Living Room

12'5" max x 11'9" (3.8m max x 3.6m)

With chimney breast wall, television point, radiator, window to the front of the property and carpeted flooring.

Reception Room

12'9" max x 11'9" (3.9m max x 3.6m)

With chimney breast wall, wooden fire surround, radiator, original serving hatch window through to dining room, window to the front of the property and carpeted flooring.

Kitchen

11'9" x 5'6" (3.6m x 1.7m)

Newly installed kitchen with wall and base units, sink with mixer tap and drainer, new integrated appliances to include ceramic hob, fridge freezer, dishwasher, oven and microwave, extractor hood, window to the rear of the property and vinyl flooring.

Dining Room

10'5" x 7'2" (3.2m x 2.2m)

With chimney breast wall and open fire reveal, serving hatch to living room, radiator and vinyl flooring.

Utility Room

4'3" x 4'11" max (1.3m x 1.5m max)

With space and plumbing for several appliances, extractor fan and vinyl flooring.

Sun Room

15'8" x 6'10" (4.8m x 2.1m)

With French Doors leading to the rear garden, radiator and laminated flooring.

Boot Room

5'2" x 4'7" (1.6m x 1.4m)

With window to the rear of the property and tiled flooring.

Shower Room

7'6" x 4'7" (2.3m x 1.4m)

Newly installed suite with WC, hand basin, glazed shower enclosure with Triton T80 electric shower, heated towel rail, extractor fan, fully tiled walls, window to the rear of the property and tiled flooring.

Understairs Storage Cupboard

5'10" x 2'11" (1.8m x 0.9m)

With gas metre, power and lighting.

First Floor Landing

Split level landing with loft hatch, radiator, window to the rear of the property and carpeted flooring.

Bedroom One

13'1" max x 11'9" (4.0m max x 3.6m)

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

Bedroom Two

12'1" x 13'1" max (3.7m x 4.0m max)

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

Bedroom Three

12'5" x 6'10" (3.8m x 2.1m)

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

Bathroom

10'5" x 7'2" (3.2m x 2.2m)

Newly installed suite with WC, wash basin vanity unit, 'P'-shaped bath with mixer tap and direct feed rainfall shower over, uPVC wall boarding, extractor fan, heated towel rail, storage cupboard housing recent Ideal gas combination boiler, window to the rear of the property and vinyl flooring.

Rear Garden

Set to lawn with areas of patio, borders of gravel and mature trees, external tap, outdoor lighting, wooden summer house and property boundaries of fencing.

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: 0595-3036-3204-2734-5200

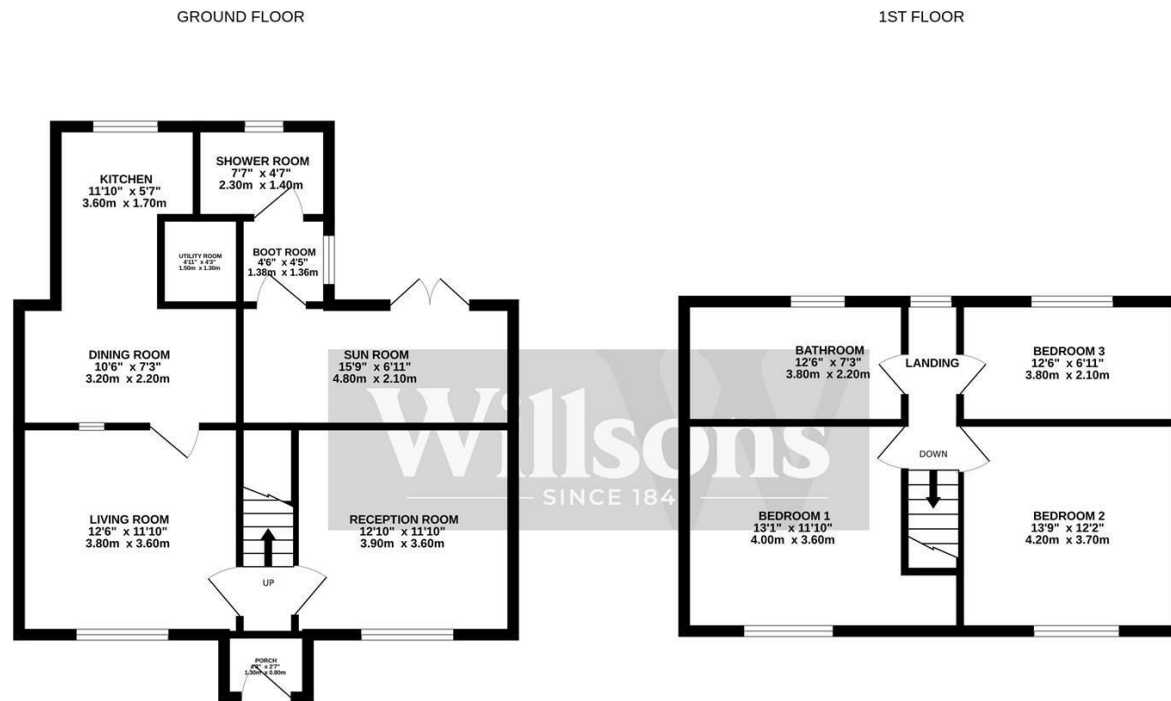
Viewing

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. The property can be found after 500m on the left. What3words:///bulletins.bins.excusing





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.



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