



11, Holywell Road, Alford
£275,000



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Willsons
SINCE 1842

11, Holywell Road, Alford,
Lincolnshire, LN13 9BB

"AGENT'S COMMENTS"

A traditional family home situated in a quiet cul-de-sac location and within walking distance of the amenities of the market town of Alford. Having received a scheme of renovation works, this property offers two reception rooms, attractive gardens to three sides, driveway providing ample parking and with further areas of hardstanding, concrete garage and two further outbuildings to the rear. Benefiting from uPVC double glazing throughout and gas fired 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

With split five bar gate leading to concrete driveway and parking, gardens set to lawns with borders of flowers and property boundaries of hedging and fencing.

Kitchen

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

Dual aspect kitchen with wall and base units, integrated eye-level oven, integrated five ring gas hob with extractor over, sink with 1.5 bowls, mixer tap and drainer, space and plumbing for washing machine, partially tiled walls, windows to the front and side of the property and tiled flooring.

'L'-shaped Living Dining Room

18'8" x 14'5"ax (5.7 x 4.4max)

Living Room

11'9" x 10'9" (3.6m x 3.3m)

With French Doors leading to the rear garden, fireplace with inset log burner and hearth, window to the side of the property and carpeted flooring.

Dining Room

5'6" x 14'5" (1.7m x 4.4m)

With window to the front of the property and vinyl flooring.

Utility Room

5'2" x 7'6" (1.6m x 2.3m)

With gas combination boiler, window to the front of the property and tiled flooring.

Hallway

11'9" x 3'3" (3.6m x 1.0m)

With door leading to the rear of the property and carpeted flooring.

Reception Room

11'1" max x 11'9" max (3.4 max x 3.6 max)

Dual aspect 'L'-shaped room with open fire, hearth and mantle, chimney breast wall, windows to the rear and side of the property and carpeted flooring.

First Floor Landing

12'1" x 5'6" (3.7m x 1.7m)

Split level gallery landing with wrought iron effect spindles and carpeted flooring.

Bedroom One

11'1" x 14'5" max (3.4m x 4.4m max)

Dual aspect room with windows to the rear and side of the property and carpeted flooring.

Bedroom Two

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

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

Bathroom

11'5" x 6'6" (3.5m x 2.0m)

With WC, sink vanity unit, shower enclosure with direct feed rainfall shower, freestanding roll top bath, full height built-in storage cupboard, fully tiled walls, loft access, window to the front of the property and vinyl flooring.

Bedroom Three

8'6" x 10'2" (2.6m x 3.1m)

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

Bedroom Four

8'2" x 8'10" (2.5m x 2.7m)

Dual aspect room with windows to the front and side of the property and carpeted flooring.

Rear Garden

Set to lawns with an area of decking, concrete pathways to all sides of the property, concrete driveway and area of gravel hard standing, outside sockets, greenhouse, raised vegetable beds and property boundaries of hedging and fencing,

Garage

Concrete sectional garage with two wooden front doors, power, concrete flooring and personnel door to the rear.

Outbuildings

Two wooden outbuildings, one set to 'man cave', the other a storage shed.

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.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

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: 9307-3942-1200-2744-8204

Viewing

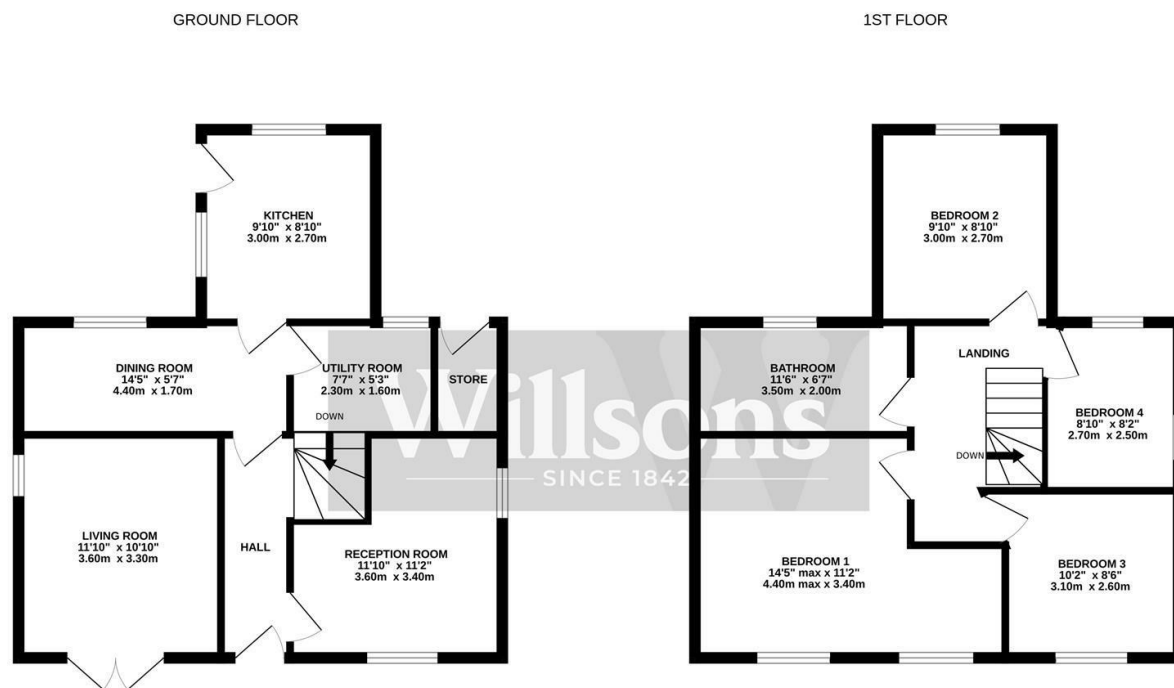
Viewing is strictly by appointment with the Alford office at the address shown below.

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. After 500m turn right into Hamilton Road, immediately left onto Parsons Lane and left again onto Holywell Road. The property can be found after 300m on a no-through road.

What3words///recur.regulator.albums





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.



ALFORD 124 West Street 01507 621111

| SKEGNESS 16 Algha Road 01754 896100

| www.willsons-property.co.uk