



Willsons

79, Bridgeways, Alford

£174,950

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Willsons
SINCE 1842

79, Bridgeways, Alford,
Lincolnshire, LN13 9DF

"AGENT'S COMMENTS"

Situated in an attractive location on the popular 'Bridgeways' Development, this well presented property offers ground floor open-plan living which flows out to the south facing rear garden and provides an attractive low maintenance outside space with little overlook. The property offers two parking spaces immediately to the rear of the property, uPVC double glazing throughout, gas fired central heating and all within walking distance of both schools and the local 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 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

Set to low maintenance slate covered frontage with concrete slab pathway leading to the external porch and composite partially glazed front door, access to the rear garden via the side gate and boundaries of dwarf hedging and fencing.

Open Plan Kitchen Living Room

14'5" max x 21'7" max (4.4m max x 6.6m max)
Dual aspect room with wall and base units, Zanussi integrated appliances to include microwave, oven and 4 ring gas hob cooker, cooker socket, extractor hood, sink with 1.5 bowls and drainer, space and plumbing for under counter appliances, space for full height free standing fridge freezer, fuse box, French doors to the garden, window to front of the property and vinyl flooring.

WC

5'10" x 2'11" (1.8m x 0.9m)
With WC, vanity wash basin with tiled splashback, extractor fan and vinyl flooring.

Landing

5'10" x 6'6" (1.8m x 2.0m)
With full height storage cupboard (0.6m x 0.9m) housing Baxi gas combination boiler, loft hatch and carpeted flooring.

Bedroom One

12'1" x 10'2" max (3.7m x 3.1m max)
With full height built-in storage cupboards (1.5m x 0.6m), room thermostat, two windows to the rear of the property and carpeted flooring.

Bedroom Two

10'9" max x 7'10" (3.3m max x 2.4m)
With window to the front of the property and carpeted flooring.

Family Bathroom

5'6" x 6'2" (1.7m x 1.9m)
With combination WC and wash basin vanity unit, bath with glazed shower panel and direct feed shower over, partially tiled walls, extractor fan, window to the front of the property and vinyl flooring.

Rear Garden

South facing low maintenance outside space with concrete slab pathways, area of decking with gravel borders, side and rear gates to access parking and property boundaries of fencing.

Parking

Two parking bays are situated immediately to the rear of the property and access via the garden gate.

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. Please note that there is an annual charge towards the maintenance of the development.

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 of 'B'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 7239-2433-2000-0842-2296.

Directions

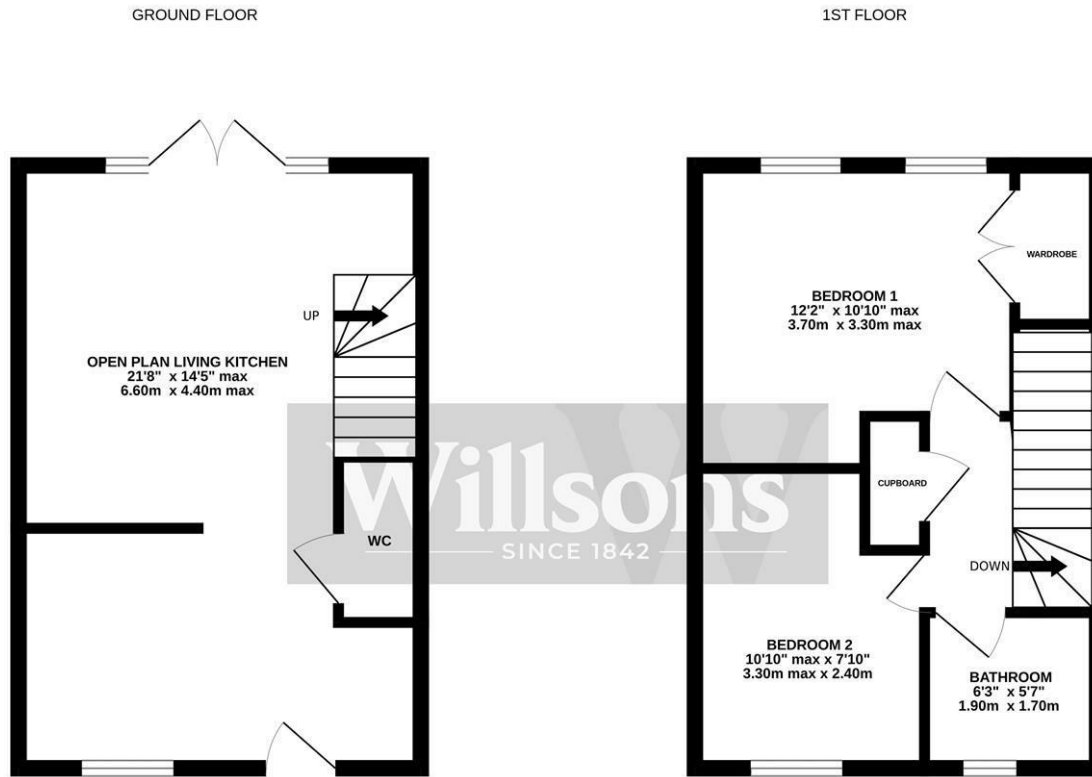
From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town turning right onto the B1196 Willoughby Road. The Bridgeways development can be found after 900m on the right. On entering the Bridgeways Development, follow the road round to the left. The roadway leading to the rear of the property and associated parking can be found on the right after 185m.

What3Words///musician.progress.limelight

Viewing

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





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.

