



14, Dashwood Road, Alford

£162,500



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Willsons
— SINCE 1842 —

14, Dashwood Road, Alford,
Lincolnshire, LN13 0AA

"AGENT'S COMMENTS"

Situated within walking distance of the local amenities in the popular Market Town of Alford. Offering a newly installed kitchen, one allocated parking space, low maintenance gardens to the front and rear, downstairs WC and low Council Tax band. Benefitting 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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Front of Property

With gravel frontage, wide block paved pathway leading to front door and boundaries of picket fencing.

Living Room

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

With uPVC front door, open staircase, radiator, window to the front of the property and carpeted flooring.

Kitchen

10'9" x 8'6" (3.3m x 2.6m)

With wall and base units, sink with 1.5 bowl, mixer tap and drainer, integrated fridge freezer, space and plumbing for washing machine and dishwasher, cooker socket, extractor fan, Ideal Logic Max C24 gas combination boiler, tiled splashback, radiator, windows to the rear of the property and vinyl flooring.

Rear Hallway

3'7" x 2'11" (1.1m x 0.9m)

With uPVC door to the rear garden and vinyl flooring.

WC

4'11" x 2'11" (1.5m x 0.9m)

With WC, wash basin, tiled splashback, extractor fan, radiator and vinyl flooring.

First Floor Landing

6'2" x 3'11" (1.9m x 1.2m)

L shaped landing with loft hatch and carpeted flooring.

Bedroom One

11'1" x 15'5" max (3.4m x 4.7m max)

With built-in wardrobe (0.9m x 0.5m), radiator, windows to the front of the property and laminated flooring.

Bedroom Two

12'1" x 7'6" (3.7m x 2.3m)

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

Bathroom

6'2" x 7'6" (1.9m x 2.3m)

With WC, wash basin, bath with direct feed shower over, extractor fan, radiator, window to the front of the property and vinyl flooring.

Rear Garden

With concrete paving slabs and gravel borders, outside tap, pedestrian gate leading to one allocated parking space and property boundaries of fencing.

Additional Comments

There is a telegraph pole within the boundaries of the property.

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 A 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: 2818-8957-6200-6361-8920

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 Dashwood Road. The property can be found after 45m on the right.

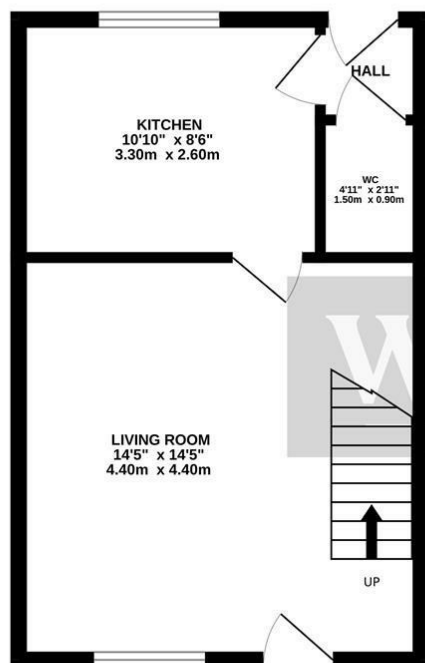
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Viewing

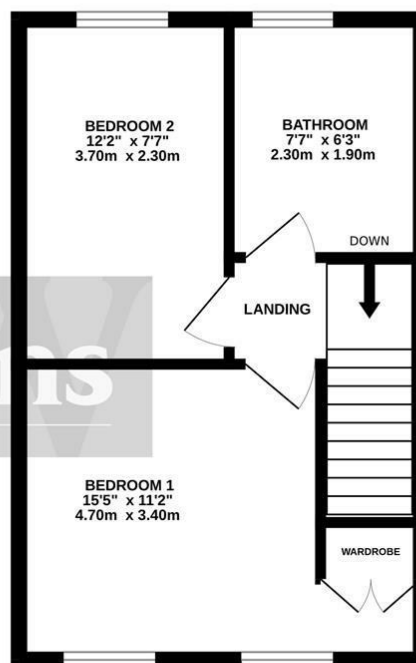
Viewing is strictly by appointment with the Alford office at the address shown below.



GROUND FLOOR



1ST 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.
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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.

