



Fairview, 105 West Street, Alford

£195,000



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Willsons

SINCE 1842

Fairview, 105 West Street,
Alford, Lincolnshire, LN13 9HA

"AGENT'S COMMENTS"

This traditional town house is situated in the poplar market town of Alford and within walking distance of the local amenities. Offering conservatory, family bathroom, traditional Granary outbuilding, off-road parking to the rear and private rear garden. Benefiting from partial uPVC double glazing, 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

Open frontage with traditional tiled pathway to the front porch, inset brick paving with flower beds and concrete driveway to the archway providing access to the rear parking and garden.

Entrance Hallway

23'7" x 4'11" (7.2m x 1.5m)

With wooden front door, under-stairs storage and tiled flooring.

Living Room

13'5" max x 11'5" (4.1m max x 3.5m)

With chimney breast wall, open fire with hearth and mantle, radiator, window to the front of the property and laminated flooring.

Kitchen

12'1" x 11'5" (3.7m x 3.5m)

With wall and base units, sink with mixer tap and drainer, integrated cooker and gas hob, tiled splashback, space and plumbing for washing machine, window to the conservatory and tiled flooring.

Conservatory

12'5" max x 14'1" (3.8m max x 4.3m)

Pentagonal in shape, of brick wall and uPVC window construction with apex glazed roof, French doors leading to the rear garden, wooden internal door and tiled flooring.

First Floor Landing

17'4" x 2'7" & 15'5" max x 4'11" (5.3m x 0.8m & 4.7m max x 1.5m)

'L' shaped hallway with loft hatch, radiator, feature stained glass window and wooden flooring.

Bedroom One

11'5" x 12'1" (3.5m x 3.7m)

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

Bedroom Two

8'2" x 8'6" (2.5m x 2.6m)

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

Bedroom Three

8'2" x 8'6" max (2.5m x 2.6m max)

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

Bathroom

7'10" x 11'1" (2.4m x 3.4m)

With WC, hand basin, bath, radiator, Viessmann combination gas boiler, windows to the front and rear of the property and traditional wooden flooring.

Rear Garden

Set to gravel providing off road parking with areas of lawn, mature shrubs and trees, raised garden beds, concrete slabbed patio and property boundaries of fencing and brick walls.

Granary Building

29'6" x 12'1" (9m x 3.7m)

Two-storey traditional Granary building with pantile roof and wooden flooring.

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 E .The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8708-0005-3429-4827-2133

Viewing

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

Directions

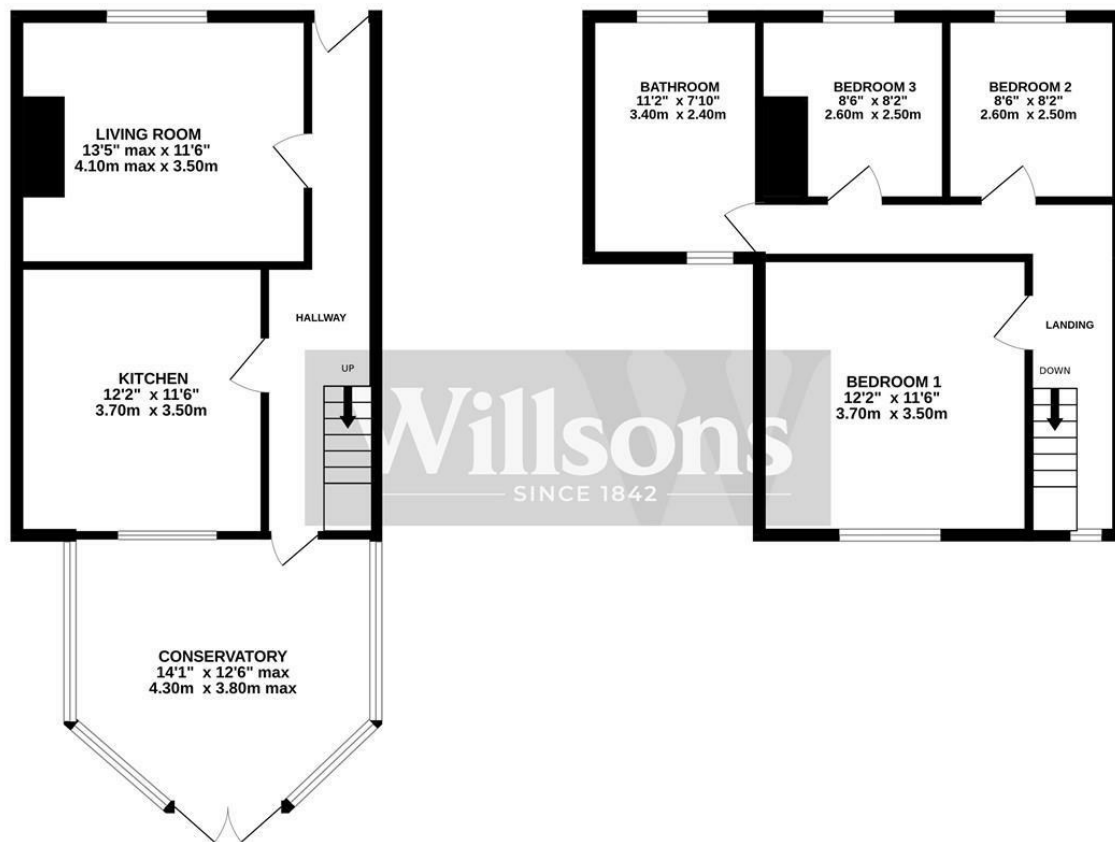
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. On passing the Grammar School, the property can be found on the left after 60m.

What3words:///shepherds.unlocking.fond



GROUND FLOOR

FIRST 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.

