



24, Parsons Lane, Alford
£255,000



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Willsons
— SINCE 1842 —

24, Parsons Lane, Alford,
Lincolnshire, LN13 9BE

"AGENT'S COMMENTS"

This traditional property is situated in the popular market town of Alford and within walking distance of the local amenities and schools. Offering utility room, downstairs WC, two reception rooms, sizeable rear garden and off road parking. Benefitting from uPVC double glazing throughout, gas fired central heating, low council tax banding 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 & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.



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Front of Property

With concrete driveway providing off-road parking, pedestrian gate to the right and property boundaries of dwarf brick wall, hedging and fencing.

Kitchen

11'9" x 7'6" (3.6m x 2.3m)

With wall and base units, sink with 1.5 bowl, mixer tap and drainer, integrated Smeg cooker and grill, gas hob, extractor fan, space and plumbing for dishwasher, radiator, window and door to the rear of the property and tiled flooring.

Rear Hallway

3'7" x 29'6" (1.1m x 09m)

With tiled flooring.

Utility Room

6'6" x 8'2" (2.0m x 2.5m)

With wall and base units, sink with mixer tap and drainer, space and plumbing for washing machine, under stairs storage (2.4m max x 0.9m), window to the side of the property and tiled flooring.

WC

4'7" x 3'11" (1.4m x 1.2m)

With WC, wash basin, radiator, window to the rear of the property and tiled flooring.

Dining Room

15'8" x 10'9" (4.8m x 3.3m)

Dual aspect room with full height storage cupboard housing Viessmann gas fired central heating boiler, radiator, fuse box, windows to the front and side of the property and carpeted flooring.

Living Room

12'5" x 11'1" max (3.8m x 3.4m max)

With chimney breast, mantle and tiled hearth, electric log burner, radiator, window to the front of the property and carpeted flooring.

First Floor Landing

With partially vaulted ceiling, loft hatch, radiator, window to the rear of the property and carpeted flooring.

Bedroom One

11'1" x 10'2" (3.4m x 3.1m)

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

Bedroom Two

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

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

Bathroom

7'2" x 6'10" (2.2m x 2.1m)

With WC, wash basin, bath with direct feed shower over, heated towel rail, partially vaulted ceiling, full height airing cupboard housing the immersion tank (0.7m x 0.5m), partially tiled walls, window to the rear of the property and vinyl flooring.

Rear Garden

Set to lawns, split level concrete slabbed patio areas with dwarf brick walls, timber summer house (3.0m x 2.3m), garden shed, concrete pathways to the side of the property, outside tap and property boundaries of hedging and fencing.

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.

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 D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0300-2662-0220-2227-5425

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, take the second right into Parsons Lane. Continue straight over the junction onto the second part of Parsons Lane. The property can be found on the left after 175m.

What3words: ///fillings.rattler.passport

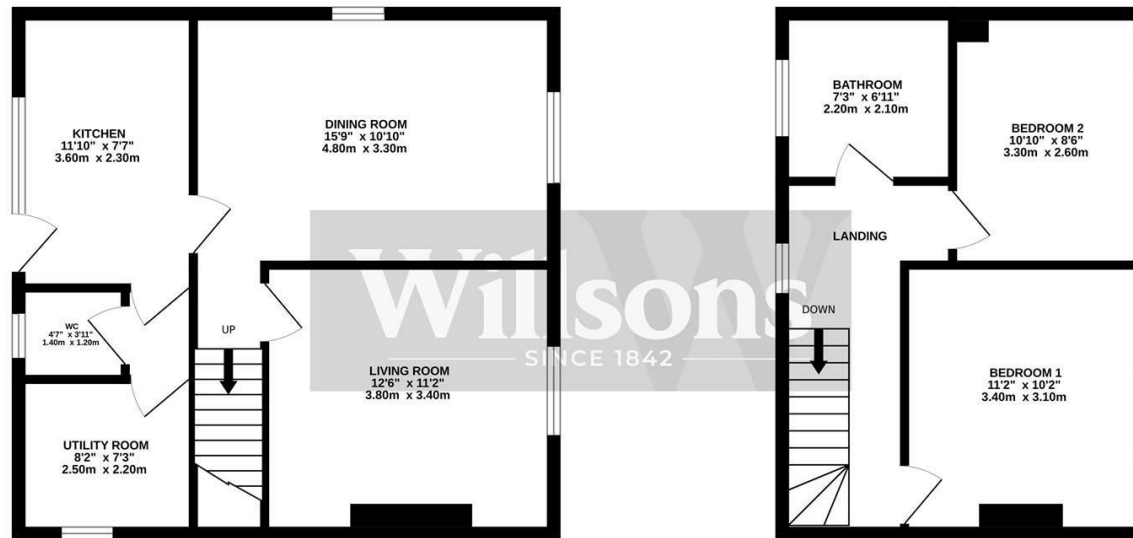
Viewing

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.



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