



**DRAFT SALES PARTICULARS
(TO BE RETURNED TO MESSRS WILLSONS)**

I/We, the vendors of the property more particularly described within these Draft Sales Particulars, have read and amended the description where necessary so that they are a true representation of the property.

I/We will inform Messrs Willsons of any material change undertaken to the property prior to exchange of contracts

Signed.....Date.....

Signed.....Date.....

6, Park Road, Alford

£230,000



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Willsons
SINCE 1842

6 Park Road, Alford,
Lincolnshire, LN13 9DW

"AGENT'S COMMENTS"

This traditional bungalow offers driveway providing off-road parking, sizeable garage, gardens to the front and rear, kitchen with pantry and newly installed gas combination boiler under warranty. With uPVC windows and requiring a level of updating, the property is located on a quiet no-through road and within easy walking distance of the amenities of the Market Town of Alford. The property is offered to the market with 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.



Willsons
SINCE 1842

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<https://www.willsons-property.co.uk>

Front of Property

Accessed from Park Road via a pedestrian gate over concrete pathways leading to the entrance porch, external lighting, gardens set to lawns with borders of flowers, plants and mature ornamental trees with boundaries of brick wall and fencing.

Kitchen

12'1" max x 10'9" (3.7m max x 3.3m)

Dual aspect room with a range of wall and base units, sink with individual taps and drainer, space and plumbing for washing machine, space and connection for free standing gas cooker and socket for electric cooker, two full height built-in storage cupboards, newly installed Vokera gas combination boiler with warranty, radiator, windows to the rear and side, wooden partially glazed external door to the side and vinyl flooring.

Pantry

4'11" x 3'3" (1.5m x 1.0)

With built-in shelving, window to the rear of the property and tiled flooring.

Internal Hallway

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

With carpeted flooring.

Living Room

16'0" x 11'9" max (4.9m x 3.6m max)

With chimney breast wall, hearth, mantel and wall mounted gas fire, feature alcove with shelving, two radiators, window and external wooden partially glazed door to the front of the property and underlay covered flooring.

Bedroom One

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

With chimney breast wall, radiator, window to the front of the property and underlay covered flooring.

Shower Room

8'2" x 4'11" (2.5m x 1.5m)

With WC, wash basin, shower cubicle with electric shower, built-in shelving, extractor fan, radiator, loft access, window to the front of the property and vinyl flooring.

Bedroom Two

10'9" x 9'10" (3.3m x 3.0)

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

Garden & Driveway

With vehicular access from Chapel Street onto concrete driveway via double wrought iron gates leading to the garage and providing parking for several vehicles. Garden set to lawn with borders of flowers, plants and shrubs, external tap, concrete pathway to the front of the property and boundaries of brick wall, hedging and fencing.

Garage

21'7" x 12'9" (6.6m x 3.9m)

Sizeable traditional building with up-and-over garage door, power and lighting, fuse box, external lighting, wooden door and window to the side and with a combination of concrete and traditional brick 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: 2598-2060-7266-2181-0974

Viewing

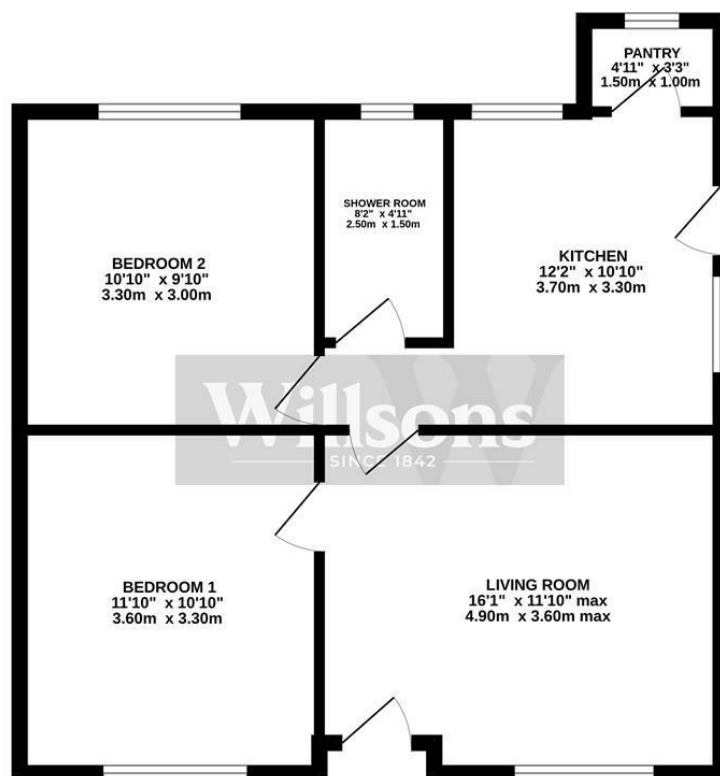
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. After passing the Manor House, turn left into Chapel Street. The property can be found on the left after 140m.
What3words:///appoints.meal.seriously



GROUND 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. Made with MetroPro 6/2025

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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