



Willsons

83, Bridgeways, Alford

£254,000



**Willsons**  
SINCE 1842

83, Bridgeways, Alford,  
Lincolnshire, LN13 9DF

### "AGENT'S COMMENTS"

*This modern detached recently built property is situated on the reputable Bridgeways Development and offers parking and a garage, private rear gardens and comes with the remaining 10 year NHBC warranty. With gas central heating boiler, uPVC windows and double glazing throughout, this property offers the great energy efficiency of a recently built home, is turn-key ready and all within walking distance from the amenities found in the market 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 & 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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124 West Street, Alford, Lincolnshire, LN13 9DR  
T. 01507 621111 | E. [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front of Property

With areas of lawn and ornamental hedging, slabbed pathway leading to front door and left hand side of the property.

### Entrance Hallway

With composite front door, radiator and vinyl flooring.

### WC

5'6" x 2'11" (1.7m x 0.9m )

With hand basin, WC, radiator, extractor fan and laminated flooring.

### Living Room

18'4" x 9'10" (5.6m x 3.0m)

With telephone and television points, two radiators, thermostat, French Doors leading to the rear patio, window to the front of the property and carpeted flooring.

### Kitchen Diner

17'0" x 8'10" (5.2m x 2.7m )

With wall and base units, sink with 1.5 bowl, drainer and mixer tap, integrated cooker, microwave and dishwasher, ceramic induction hob, extractor hood, glass splashback two radiators, television point, partially tiled walls, window to the front and rear of the property and vinyl flooring.

### Utility Room

5'10" x 6'6" (1.8m x 2.0m )

With wall and base units, space and plumbing for washing machine, space for tumble dryer, fuse box, extractor fan, understairs cupboard (1.2m max x 0.9m), radiator, external door leading to the rear garden and vinyl flooring.

### First Floor Gallery Landing

12'5" x 6'10" max (3.8m x 2.1m max)

With wrought iron style spindles, loft hatch, over stairs cupboard (1.0m x 0.9m) housing the gas combination boiler, radiator, window to the rear of the property and carpeted flooring.

### Master Bedroom

12'1" x 8'10" (3.7m x 2.7m )

With mirrored built-in wardrobes, television point, room thermostat, window to the rear of the property and carpeted flooring.

### En-Suite Bathroom

1.7m x 2.7m max

'L' shaped bathroom with WC and hand basin vanity unit, tiled splashback, shower cubicle with direct feed shower, extractor fan, shaver socket, window to the front of the property and vinyl flooring.

### Bedroom Two

10'9" x 9'2" (3.3m x 2.8m )

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

### Bedroom Three

12'5" x 6'10" (3.8m x 2.1m )

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

### Bathroom

6'10" x 5'2" (2.1m x 1.6m )

With WC and hand basin vanity unit, bath with direct feed shower over, glazed shower panel, extractor fan, radiator, partially tiled walls, window to the front of the property and vinyl flooring.

### Rear Garden

Set to lawns with feature borders of shrubs, concrete slabbed patio area, concrete pathways leading to the side gate, outside tap and property boundaries of fencing.

### Semi Detached Garage

16'4" x 8'6" (5.0m x 2.6m )

With up-and-over door, open span roof trusses and concrete flooring. The property has one allocated parking space to the front of the garage.

### 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 'C' 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 B. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0330-3872-8090-2299-5171

### Directions

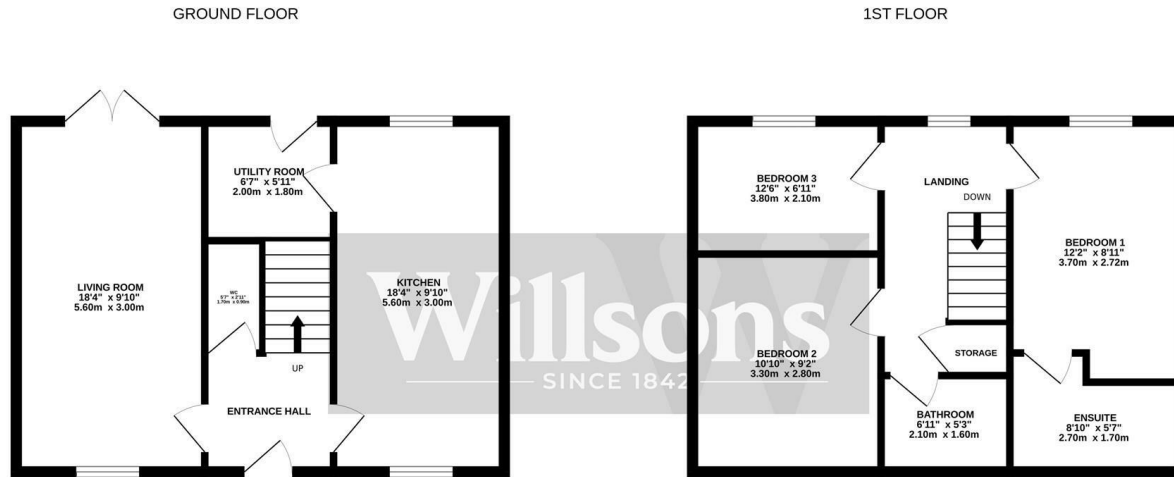
From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town turning right onto the B1196 Willoughby Road. The Bridgeways development can be found after 900m on the right. On entering the Bridgeways Development, follow the road round to the left. The roadway leading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

What3Words///decking.says.flow

### 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.

