



2 HAMILTON ROAD

ALFORD, LN13 9HD

£215,000
FREEHOLD

Welcome to Hamilton Road in Alford.
Offering ease of access to all of the town's amenities with simplicity, this three double bedroomed detached home also benefits from NO CHAIN!



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2 HAMILTON ROAD



Description

Well situated on Hamilton Road in the market town of Alford, this deceptively detached character property, offers a unique blend of historical charm and modern convenience.

With three spacious double bedrooms, this home is perfect for families or those seeking extra space.

As you enter, you are greeted by a bright and inviting lounge, complete with a feature fireplace and an inset log burner, creating a warm and cosy atmosphere for relaxation.

The welcoming dining room provides an ideal setting for family meals and entertaining guests. The adjoining modern kitchen is well-equipped, making meal preparation a pleasure.

The family bathroom is thoughtfully designed, featuring both a bath and a shower, ensuring that the needs of all family members are met with ease. In addition to the generous living spaces, the property boasts useful storage options, including three built-in closets and a dedicated store or office space, perfect for those who work from home or require additional storage.

The large gardens surrounding the property offer a wonderful outdoor retreat, ideal for gardening enthusiasts or for children to play. This home not only provides ample living space but also a connection to the beautiful outdoors.

In summary, this characterful home on Hamilton Road is a rare find - wonderfully combining

noteworthy features, comfy and larger than anticipated living space with modern amenities.

ENTRANCE HALL

The welcoming entrance hallway leads onto the staircase which rises to the first floor. A doorway to the left provides access to the ground floor living accommodation, opening into:

LOUNGE

A bright reception room with large window to the front, a stunning feature fireplace with an inset logburner and open chimney breast recesses to each side with wall light points.

With ample space for comfy sofas, and adjoining the Dining Room via open archway.

DINING ROOM

With ample space for a large dining table and chairs, a decorative feature fireplace and open chimney breast recesses either side, large French style doors open onto the Rear Gardens and extensive patio.

A glass panelled door opens into:

KITCHEN

A beautifully bright area perfect for everyday family living with door to the side, window to the side and window to the rear. A modern range of grey finished fitted units to eye level and base level with sparkle flecked finish worksurface and upstands above, inset sink unit, inset AEG electric fan oven and grill with 4 ring induction hob above and extractor hood, space for dishwasher, space for washing machine and integral fridge and freezer. There is also a large and extremely useful storage cupboard which runs beneath the stairs recess.

FIRST FLOOR LANDING

With bespoke hardwood and glass panelled balustrade, the spacious Landing splits in two - straight on invites us to the Store/Study and Family Bathroom and turning left leads us to the Three Double Bedrooms and two large storage closets, which (subject to the necessary consents) could potentially offer the opportunity for a staircase/loft conversion.

FAMILY BATHROOM

Having the benefit of a separate shower and bath, servicing the Three Bedrooms with luxurious ease.

With frosted window to the rear, WC, wash hand basin, large shaped panelled bath with mixer tap and handheld shower wand attachment, large shower cubicle with sliding entrance door and direct feed shower. Slight sloped ceiling and tiling to upstands and splashback areas.

STORE/STUDY

With window to the side elevation. slight sloped ceiling and housing the wall mounted Worcester Bosch gas fired combi boiler, this space is currently utilised as a handy Store Room but may be used as a Study if desired.

BEDROOM ONE

With large window overlooking the rear garden, this spacious double bedroom offers ample space for bedroom furnishings.

BEDROOM TWO

Situated to the front, this generous double bedroom also offers ample space for bedroom furnishings.

BEDROOM THREE

Situated to the front, the final bedroom is also a fair sized double bedroom also offers ample space for bedroom furnishings and with window to the front.

OUTSIDE

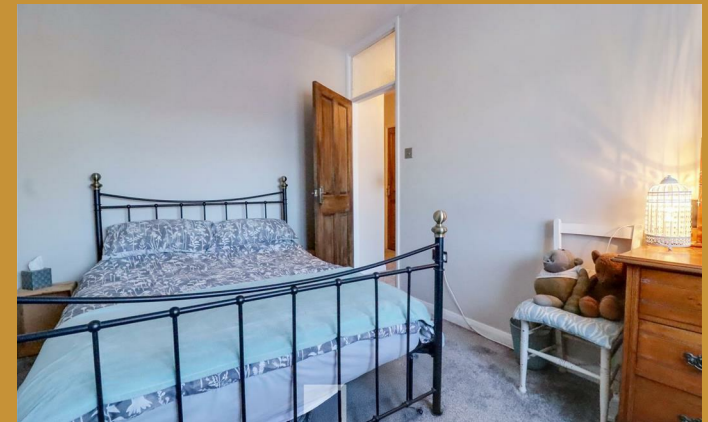
The Front Garden is set to flowerbeds with picket fenced borders, gate and pathway leading to the front entrance door.

There is a hardstanding area that leads to the left hand side of the property via large timber gate that opens into the Rear Garden, having a large L shaped patio area that adjoins the rear doorways, perfect for summer entertaining and with ample space for garden furniture, log stores and wheeliebin storage.

The Garden flows onward to the extensive lawns with well stocked flowerbeds and borders, concluding at a Garden Shed and BBQ/firepit area.

The garden is nicely secluded and fully fenced. Please note there is a pedestrian right of way which leads to the left of the hardstanding patio area via timber gate for the neighbouring terraced properties.

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ADDITIONAL INFORMATION

Local Authority – East Lindsey District Council

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1132.00 sq ft

Tenure – Freehold

Type:	Detached	Last Sold Date:	20/09/1999
Bedrooms:	3	Last Sold Price:	£55,500
Floor Area:	1,087 ft ² / 101 m ²	Last Sold £/ft ² :	£51
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,419		
Title Number:	LL175638		
UPRN:	100030750713		

Local Area

Local Authority:	East Lindsey
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	- mb/s

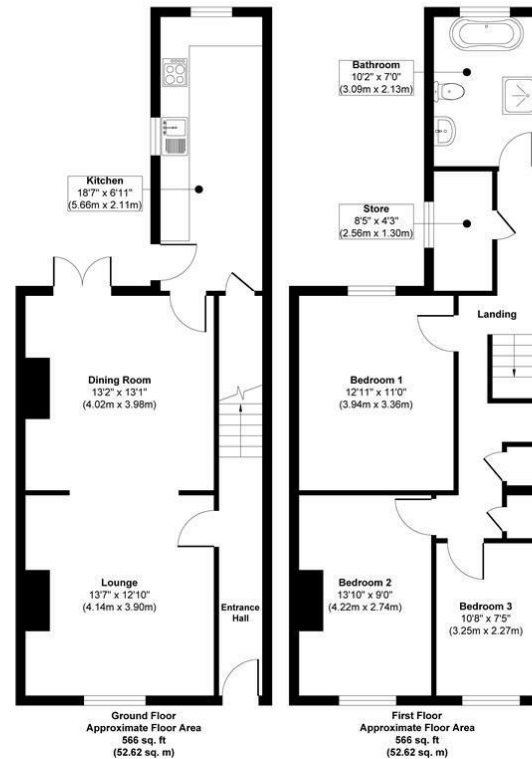
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





Approx. Gross Internal Floor Area 1132 sq. ft / 105.24 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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