



3 Holywell Road  
Alford, Lincolnshire. LN13 9BB







## 3 Holywell Road, Alford

A modern detached bungalow, built in 2016, 3 Holywell Road offers spacious accommodation with flexible living areas to create a three bedroom (one en-suite) property with living/dining room open to kitchen, or alternatively two bedrooms, plus dining room open to kitchen and separate sitting room area.

There is a useful utility room, family bathroom, and a garden store situated in the beautifully maintained rear garden.

### ACCOMMODATION

**Hallway** of L-shaped proportions with uPVC double glazed obscure door with arched window to side, radiators, wood style laminate flooring, ceiling lights and multiple power points. Doors to further rooms including:

**Kitchen** having uPVC double glazed window to side aspect; a good range of modern storage units to base and wall levels including curved corner units, composite 1 1/2 bowl sink and drainer inset to rolled edge worktop with splash back. Beko oven and grill, four ring hob beneath extractor canopy, built in fridge. Wood style laminate flooring, inset ceiling spotlights and multiple power points. Open archway to:

**Sitting Room / Dining Room** having uPVC double glazed French doors to rear and uPVC double glazed window to side aspect; wood style laminate flooring consistent with kitchen, radiators, TV points, ceiling and wall lights and multiple power points.

**Bedroom** with uPVC double glazed bay window to front aspect; carpeted floor, radiator, TV point, ceiling light and multiple power points.





**Master Bedroom** with uPVC double glazed bay window to front aspect; carpeted floor, radiator, TV point, ceiling light and multiple power points. Door to:

**En-suite** with uPVC double glazed obscure window to side aspect; shower cubicle with monsoon and regular shower head over, wall mounted wash hand basin, low-level WC, wall mounted heated chrome towel rail, tiled floor and walls, inset ceiling spotlights.

**Family Bathroom** with uPVC double glazed obscure window to side aspect; freestanding bath on ball and claw feet with column taps plus shower attachment, corner shower cubicle with monsoon and regular head shower over, sliding curved doors and low threshold, low-level WC and pedestal wash hand basin. Tiled walls and floor, radiator, inset ceiling spotlight and extractor fan.

**Utility** with uPVC double glazed window to side aspect; storage units to base level, aluminium sink and drainer inset to rolled edge worktop with splash back continuation, space and connections for upright fridge freezer and under counter washing machine. Wall mounted Ideal gas fired boiler, wood style laminate flooring, radiator, loft access hatch, ceiling lights and power point.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, TV point, ceiling lights and multiple power points.

## OUTSIDE

The property is approached from Hollywell Road through open drive entrance and personnel gate, up tarmac drive with parking space to front. There is a small plant bed to the front, laid to slate chippings with established shrub species. A pathway leads through to the rear.

The rear garden is beautifully landscaped being predominantly laid to lawn with a range of established flowerbeds to the parameters, large and well established vegetable/planting plot, path which continues down the garden beneath a wooden pergola with established climbing flowers. Brick and tile **Garden Store** outbuilding on one side with light, power and water supplies. There is also a curved brick edge pond with water feature.

This stunning, south facing garden can be enjoyed from the paved patio area beneath the porch leading out from the sitting / dining room, with power supply and light over.





**East Lindsey District Council- Tax band: C**

**ENERGY PERFORMANCE RATING: B**

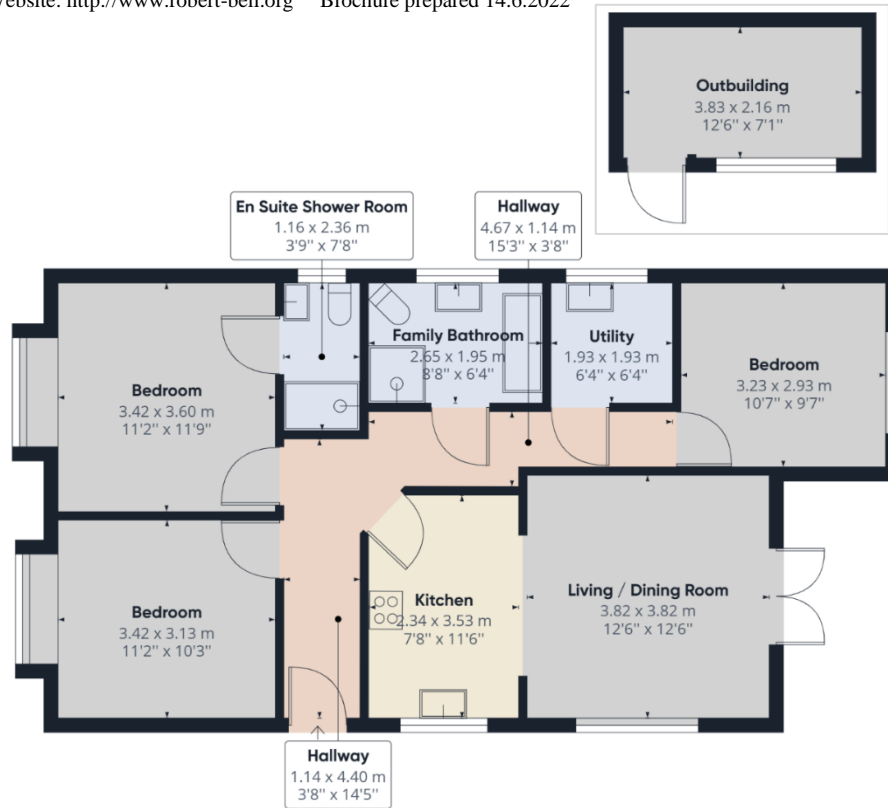
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

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