



8 Tothby Lane
Alford, Lincolnshire. LN13 0AG



8 Tothby Lane, Alford



This four bedroom dormer bungalow, well-placed in the market town of Alford, provides excellent family accommodation with a wealth of versatile reception rooms, and series of double bedrooms. Understated from the roadside, the property is extremely spacious with open plan living-dining room the centre piece; complemented by kitchen with recent island addition, separate lounge, conservatory, utility and large garaging plus workshop with internal access from the utility.

There is a further lounge, three bedrooms, shower room and bathroom to the ground floor; master bedroom and door to generous loft space to the first.

Modernised by the current vendor with double glazing installed and the addition of a log burner to the living-dining room, the property provides ample parking for multiple vehicles, including beneath car port, and boasts lawned garden spaces to the front and rear.

A formal viewing is highly recommended to appreciate the excellent space on offer.



ACCOMMODATION

Storm Porch with composite obscure double glazed door to:

Hallway with wood flooring to main area, soft tile effect flooring to rear, radiators, ceiling and wall lights, loft access hatch and power points. Doors to accommodation including:

Lounge having uPVC double glazed windows to front and side aspects; electric multi-fuel log burner style fire inset to wood surround, wood flooring, TV and telephone points, ceiling light and power points.



Kitchen having uPVC double glazed window to side aspect; an excellent range of storage units to base and wall levels , plus central island and full height pantry storage and roll-out pantry shelving, 1 1/2 bowl sink and drainer inset to roll edge worktop, space and connections for under-counter freezer and dishwasher, cooker and induction hob beneath Rangemaster canopy. Wood fireplace with tiled surround, wood effect flooring, radiator, ceiling spotlights and power points. Spindle and balustrade staircase up o first floor and door to:

Living / Dining Room having uPVC double glazed French doors to rear, wood double glazed window to side aspect; feature stained glass window to hallway, log burning stove set to tiled surround, wood flooring, radiators, TV points, ceiling and wall lights and power points. uPVC double glazed French doors to:

Conservatory having uPVC double glazed windows on brick wall to sides and rear, French doors to side aspect; wood effect flooring and power points.

Utility with composite obscure double glazed door to front, wood single glazed door to rear aspect; roll edge worktop with space and connections beneath for washing machine, wall mounted gas fired Evo boiler, carpeted floor, radiator, ceiling light and power points. Door to garage.

Shower Room with uPVC double obscure glazed window to side aspect; walk in shower confirm with monsoon and regular head over, tiled surround low level WC and pedestal wash hand basin. Tiles to half height to walls, tile effect flooring, heated towel rail and ceiling light.

Bathroom having uPVC obscure double glazed window to side aspect; panel bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Tiles to half height to walls and to floor, heated towel rail and ceiling light.

Bedroom 4 with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to side aspect; built in wardrobes storage spaces and dressing table / desk, wood flooring, radiator, ceiling light and power points.





Bedroom 2 with uPVC double glazed windows to front and side aspect; wood flooring, radiator, ceiling light and power points.

First Floor - Landing with door to loft space, carpeted floor and ceiling light. Doors to:

Master Bedroom having uPVC double glazed window to side aspect; built in wardrobe storage and dressing table / desk, carpeted floor, radiator, TV point, ceiling light and power points.

Loft providing conveniently accessed storage space and housing the hot water cylinder.

OUTSIDE

The property is approached through driveway opening between brick columns, leading to brick paved driveway providing turnaround space and ample parking for multiple vehicles, leading beneath carport and to **Garage** with up and over door to front, ceiling light and power points. Door to **Workshop** with wood personnel door to side, single glazed window to rear, light and power.

The front garden is laid to lawn with gravel space to one corner, mature flowerbed to side and hedging plus dwarf brick wall to the front. A paved path continues down the side and through personnel gate to the rear garden.

The rear garden is laid to lawn with sleeper edge vegetable plot to corner, established beds to sides and patio seating spaces including a raised platform contained by dwarf brick wall leading off the conservatory. There is hard standing for a timber framed garden store, and leading down the side a useful log store and paved space. The garden is contained by personnel gates to the front to ensure a child and pet friendly secure space, being timber fenced to all sides.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: C

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.

Tel: 01507 522222;

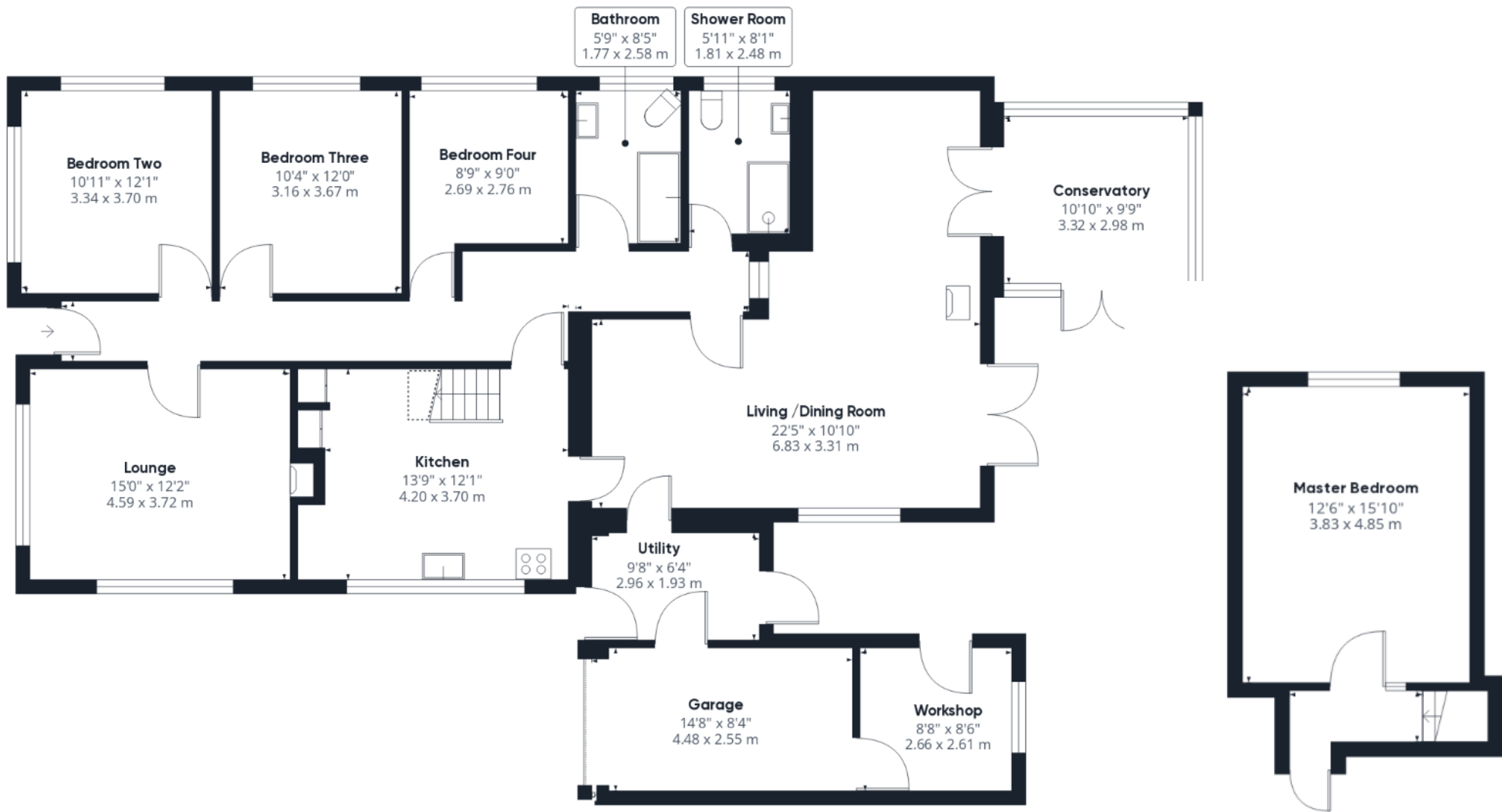
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Ground Floor

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