



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



3 Holywell Road
Alford, Lincolnshire. LN13 9BB

BELL



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:

Living 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 bow 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 / Dining Room with uPVC double glazed French doors to rear aspect; carpeted floor, radiator, TV point, ceiling lights and multiple power points.



OUTSIDE

The property is approached from Holywell 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.

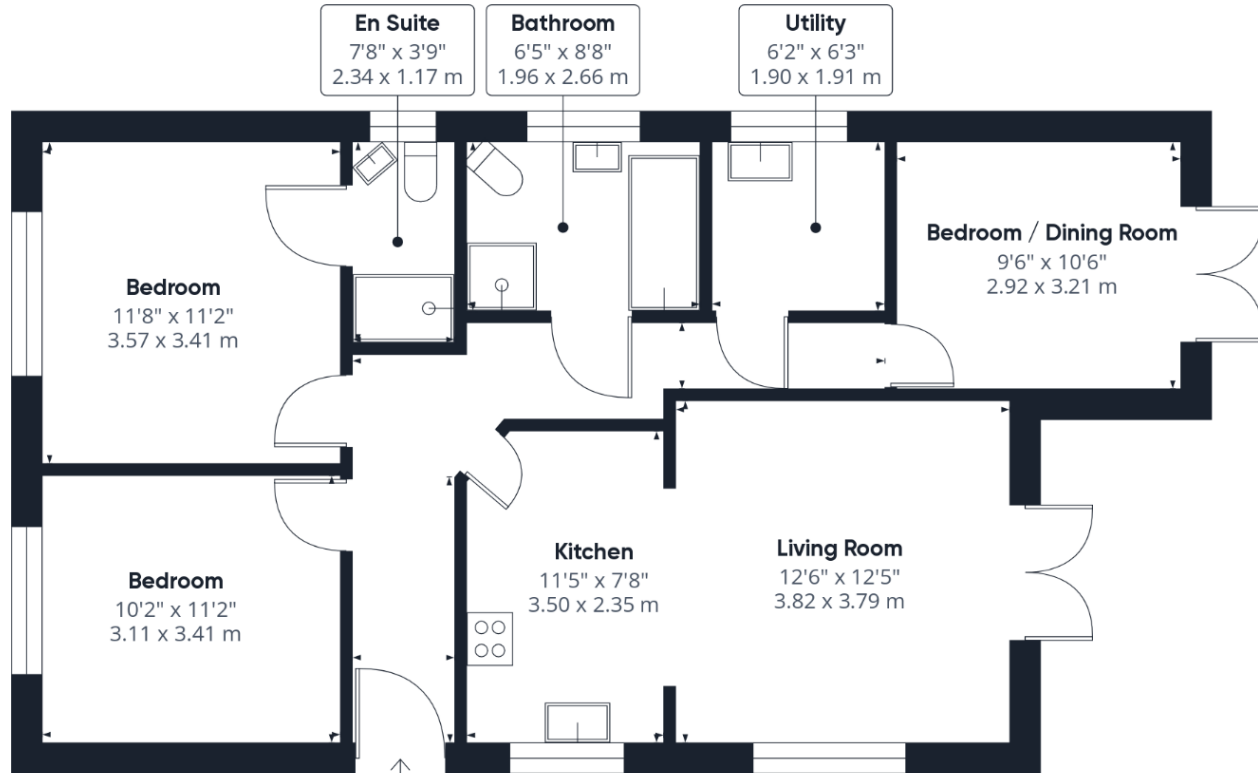
The rear garden is predominantly laid to lawn with a path which continues down the garden. A brick and tile **Garden Store** outbuilding stands on one side with light, power and water supplies. There is also a curved brick edge pond.

This south facing garden can be enjoyed from the paved patio area beneath the porch leading out from the living room, with power supply and light over. Further patio space leads off the Bedroom / Dining Room French doors.

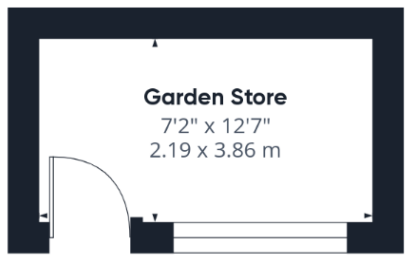
ENERGY PERFORMANCE RATING: B

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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 Email: horncastle@robert-bell.org;
 Website: http://www.robert-bell.org Brochure prepared 14.6.2022



(1) Excluding balconies and terraces



Approximate total area⁽¹⁾
 926.25 ft²
 86.05 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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