



25 Caroline Street

Alford

A mid terrace house located in the market town of Alford which sits at the foot of the Lincolnshire Wolds. The property has recently been renovated throughout and has accommodation comprising: lounge & fitted kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has an enclosed low maintenance rear garden. The property will benefit from a new gas fired boiler* and double glazing. NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

14' 1" x 11' 11" (4.29m x 3.64m)

Having window to front elevation, radiator, brick-built fireplace with gas fire, low level cupboard & shelving to one alcove.

KITCHEN

13' 6" x 7' 10" (4.12m x 2.40m)

(max) Having window & part glazed door to rear elevation, radiator, wood effect flooring and staircase rising to first floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboard under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & cooker hood over. Work surface return with cupboard, drawers & appliance space under. Further work surface with space & plumbing for automatic washing machine under.

FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 8' 10" (3.65m x 2.68m)

(max) Having window to front elevation and radiator.

BEDROOM TWO

10' 2" x 7' 11" (3.11m x 2.41m)

Having window to rear elevation, radiator and built-in cupboard.

BATHROOM

7' 9" x 5' 1" (2.36m x 1.54m)

Having window to front elevation, heated towel rail, extractor, tiled walls and wood effect flooring. Fitted with a white suite comprising: panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the rear of the property there is an enclosed low maintenance garden which is majority gravelled.

SERVICES

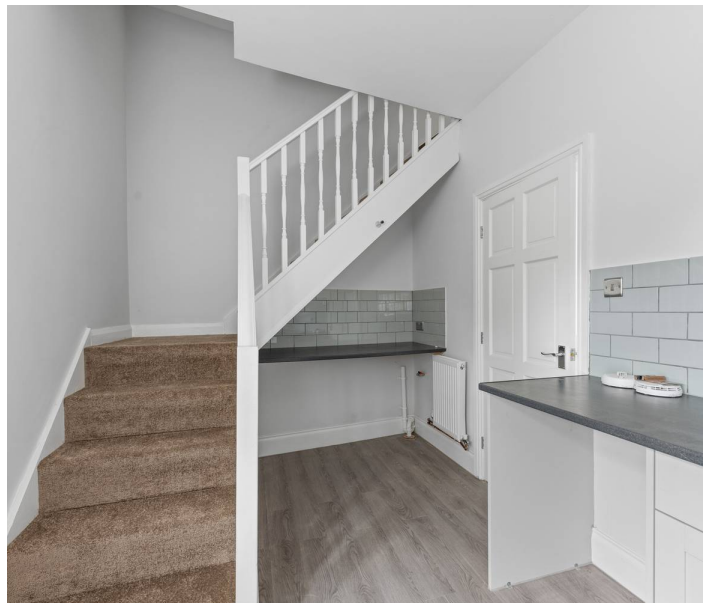
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler* which will be installed once a sale has been agreed. The property is double glazed and the current council tax is band A.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





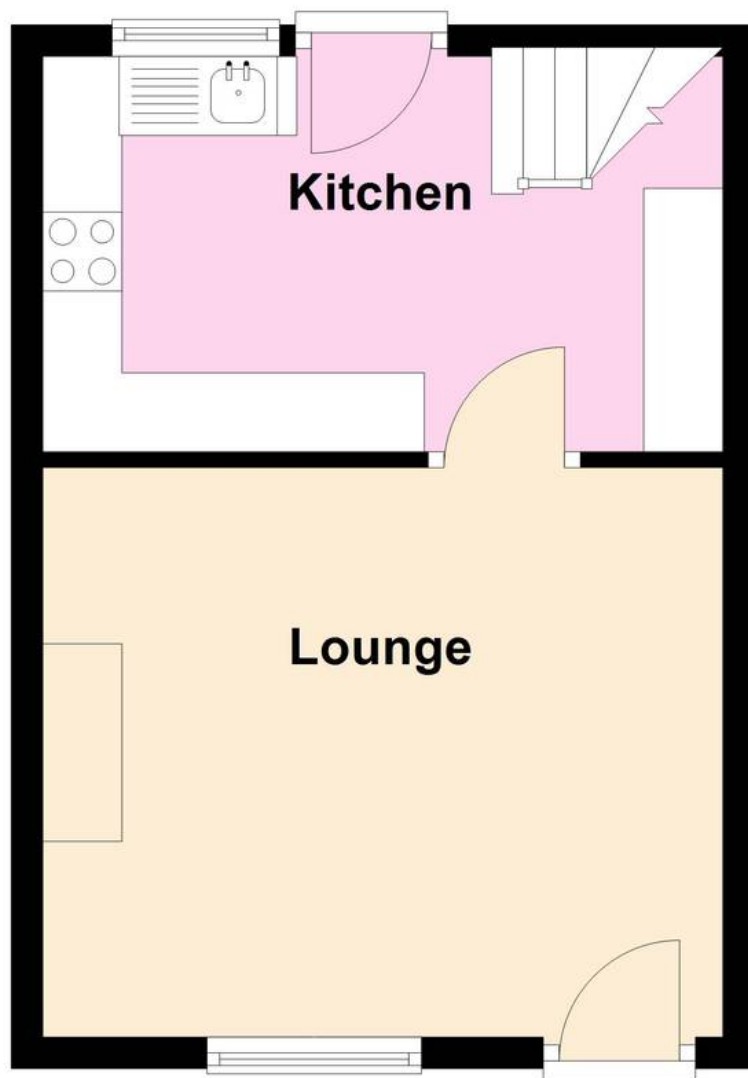
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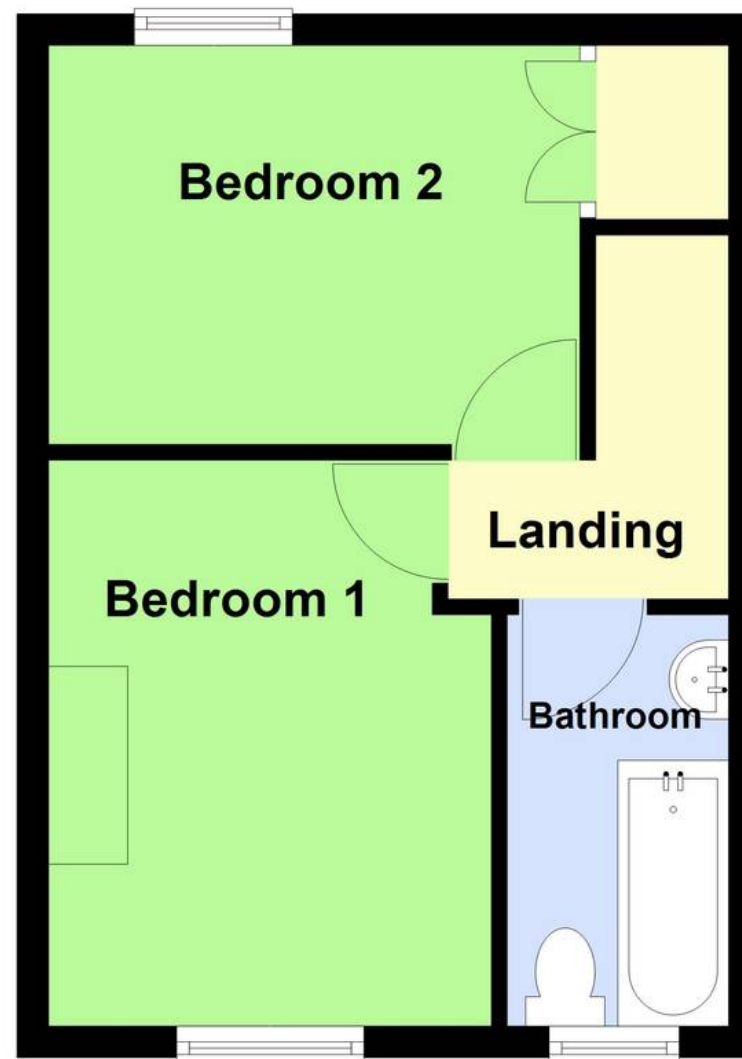
Ground Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.3 sq. feet)



Total area: approx. 52.9 sq. metres (569.3 sq. feet)

 **NEWTON FALLOWELL**

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby