

The Cottage, Sutton Road, Bilsby

£189,995

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Willsons
SINCE 1842

The Cottage, Sutton Road, Bilsby, Alford, Lincolnshire, LN13 9PX

"AGENT'S COMMENTS"

This quaint character cottage which has a deceptively large floor plan offers two reception rooms set to living and dining, kitchen with seperate pantry, three double bedrooms, one of which has an en-suite WC and a ground floor shower room. With conservatory offering views over the rear garden, this lovely period cottage already benefits from being mostly double glazed with gas central heating throughout. Whilst having endured the passage of time, the property is showing signs of slight cracking in areas however, set in a popular village location within walking distance of amenities, on the outskirts of Market Town of Alford, close to the Lincolnshire coastline and brought to the market with no onward chain, a cottage of this nature is rarely presented to the market.

LOCATION

Bilsby is a rural village offering a fuel filling station and local shop, parish church, is connected by local bus routes and is situated approximately six miles from the east coast & one mile east of the market town of Alford. Alford is a market town situated at the foot of the Lincolnshire Wolds approximately 14 miles north-west of the seaside town of Skegness and 14 miles south of the market town of Louth. It has a wealth of amenities including doctors and dentists surgeries, a primary and two secondary schools, one of which is a grammar school. There are a variety of shops both independent and national. Eateries include pubs, restaurants, coffee shops and a variety of takeaways. Alford is a market town, with market days being on a Tuesday and Friday, as well hosting periodic craft markets. There are a range of clubs and societies for various ages.







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Front of Property
Set to lawns with concrete pathway to two external front doors, borders of plants, wall lighting and separated from the driveway with boundaries of hedging and trees.

Entrance Porch
3'7" x 3'3" (1.1m x 1.0m)
Accessed via a uPVC fully obscure glazed door, with boxed high level fuse box, door chime, property security alarm, carpeted flooring and obscure glazed internal window to the living room.

Living Room
19'0" x 13'9" max (5.8m x 4.2m max)
With central chimney breast wall with gas fire, stone hearth and surround with wooden mantle, radiator, carpeted flooring and window with views over the front garden.

Dining Room
18'4" x 13'9" (5.6m x 4.2m)
With decorative central fireplace, hearth and mantle, radiator, loft access, room thermostat, carpeted flooring, wooden internal window to the conservatory, two windows and fully glazed external door to the front garden.

Dining Kitchen
17'4" max x 9'10" (5.3m max x 3.0m)
With a range of wall and base units, ceramic sink with 1.5 bowls, draining board and mixer tap, integrated dishwasher, space for freestanding cooker, space and plumbing for washing machine, radiator, tiled splash back, under stairs cupboard (1.5m max x 0.7m), tiled flooring and window overlooking the garden.

Pantry / Utility
11'9" x 5'6" (3.6m x 1.7m)
With area of worktop with base units below, space for two under counter appliances, shelving, sloped ceiling, vinyl flooring and small obscure glazing window.

Conservatory
10'2" x 11'5" (3.1m x 3.5m)
Of uPVC construction with polycarbonate style roof, French doors to the patio and tiled flooring.

Ground Floor Shower Room
5'2" x 6'6" (1.6m x 2.0m)
Comprising shower cubicle with glazed enclosure, electric shower and tiled surround, extractor fan, wash basin, radiator, vinyl flooring and window with obscure glazing.

Internal Hallway
6'6" x 3'11" (2.0m x 1.2m)
With fully glazed uPVC door to the conservatory and vinyl flooring.

First Floor Landing
8'6" x 7'2" (2.6m x 2.2m)
Split level landing leading to all bedrooms with radiator, carpeted flooring and high level hand made wooden feature single glazed stained glass window,

Bedroom One
15'8" max x 9'10" (4.8m max x 3.0m)
With fitted wardrobes housing Potterton gas fired heating boiler and immersion tank with airing cupboard space and built-in shelving, carpeted flooring and window with aspects over the rear garden.

Ensuite WC
4'11" x 2'11" (1.5m x 0.9m)
With WC, wall mounted hand wash basin with tiled splashback, carpeted flooring and wooden double glazed window to the rear of the property with obscure glazing.

Bedroom Two
13'9" x 8'10" (4.2m x 2.7m)
With chimney breast wall, mantle and over-boarded fireplace with built-in storage to the left, low level feature archway with storage over, radiator, loft access, carpeted flooring and window to the front of the property.

Bedroom Three
10'5" x 8'6" (3.2m x 2.6m)
With radiator, carpeted flooring and window to the front of the property.

Garden
Set to lawns with mature shrubs and plants to include impressive holly tree and small fruit trees, small brick-built outhouse, wooden garden shed, full width decorative paving patio, external lighting, boundaries of hedging and open to the driveway.

Driveway
Concrete driveway running to the side of the house and providing off road parking for several vehicles.

Additional Information
The trees to the front of the property are understood to be subject to a Tree Preservation Order.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

Services
We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority
Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Energy Performance Certificate
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9436-0122-0300-0701-2292.

Viewing - Alford
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions
From the Market Town of Alford, continue east on the A1104 continue onto the A1111 towards Sutton on Sea and Bilsby. Continue through the village of Bilsby, past the village shop and filling station onto Sutton Road. The property can be found on the left after 170m.
What3words///sped.clotting.goose







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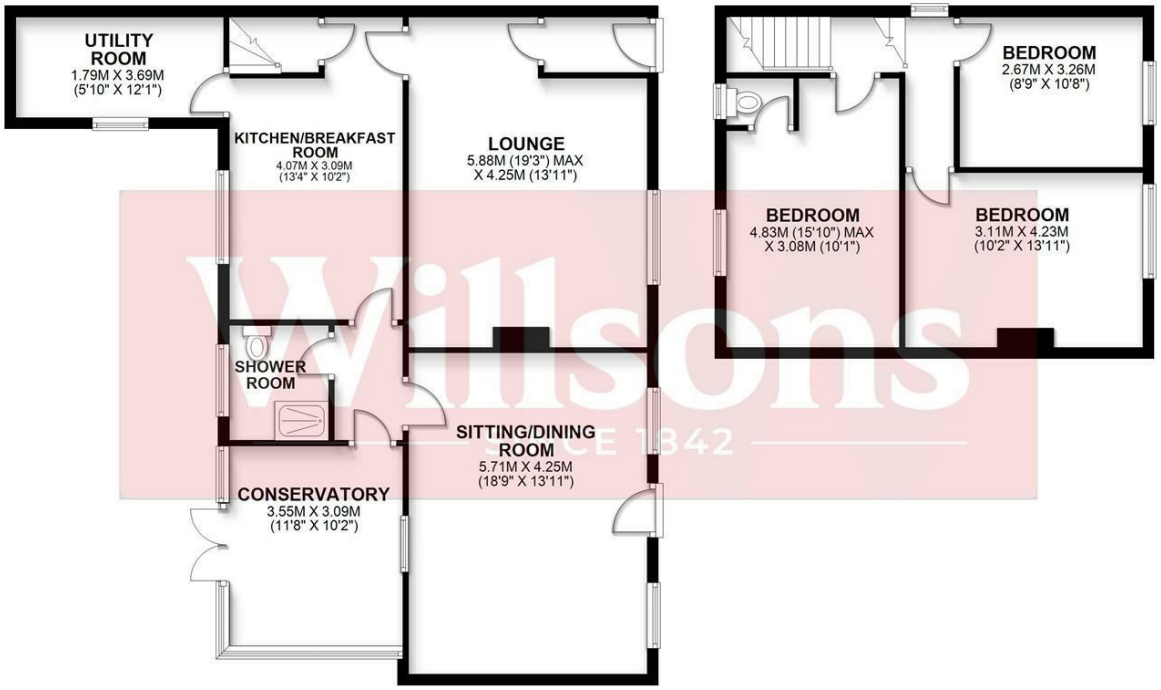
LN13 9PX



FLOOR PLAN

TOTAL AREA: APPROX. 135.1 SQ. METRES (1454.3 SQ. FEET)





FLOORPLAN **Not to scale – For identification purposes only**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.