42, Hamilton Road, Alford

£279,000

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Willsons
SINCE 1842

42, Hamilton Road, Alford, Lincolnshire, LN13 9HG

"AGENT'S COMMENTS"

Situated within walking distance of the local amenities in the popular Market Town of Alford, this versatile property offers the potential for multi-generational living or a spacious family home. Benefiting from master bedroom with en-suite, open plan living space, large outbuilding, generous plot and ample parking. Offering uPVC double glazing throughout and gas fired central heating.

LOCATION

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 doctor's and dentist's 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 concrete turning circle driveway with feature boards and areas of gravel, slabbed patio to the right side of the property, dwarf brick walls to the front of the property.

Entrance Hallway
11'9" x 7'2" (3.6m x 2.2m)
"L" shaped entrance hallway with wall lights, two storage cupboards, loft hatch, radiator and laminate flooring.

Open Plan Kitchen Living Room
20'4" x 12'9" (6.2m x 3.9m)
With wall and base units, integrated gas hob, cooker and fridge freezer, breakfast bar, space and plumbing for washing machine, downlights, telephone point, television point, radiator, window to the front of the property and laminate flooring.

Master Bedroom
20'8" x 12'9" (6.3m x 3.9m)
With television point, log burner, radiator, wall lights, port hole windows to both sides of the chimney, uPVC French doors leading to the rear garden, laminate and carpeted flooring.

En-Suite
8'6" max x 5'10" (2.6m max x 1.8m)
With heated towel rail, wash basin vanity unit, WC, radiator, built-in storage cupboard, downlights, window to the rear of the property and tiled flooring.

Bedroom Two
19'0" x 9'10" (5.8m x 3.0m)
With built in storage cupboards and vanity, radiator, television points, window the rear garden and carpeted flooring.

Bedroom Three
19'0" x 7'10" (5.8m x 2.4m)
With radiator, television point, built in storage, uPVC single door leading to the rear garden and vinyl flooring.

Bedroom Four
6'9" x 7'10" (2.08m x 2.4m)
With radiator, window to the front of the property and laminate flooring.

Family Bathroom
7'10" x 9'8" max (2.4m x 2.95m max)
With wash basin, WC, shower cubicle with direct feed shower, bath with mixer tap, vanity unit, heated towel rail, downlighters, window to the front of the property and laminate flooring.

Kitchenette
4'11" x 4'9" (1.5m x 1.45m)
With wall and base units with worktop space, fully tiled walls, sink with mixer tap, space for undercounter appliance, window to the side of the property and laminate flooring.

Rear Garden
Set to grass with picket fencing, gravel pathways and raised planting beds, beach stone planting areas, low maintenance gravel borders, block paved patio area and fencing creating the property boundaries.

Outbuilding
14'9" x 22'11" (4.5m x 7m)
With personnel door, windows to three sides of the building, power and lighting and concrete flooring.

Outside WC
5'10" x 1'11" (1.8m x 0.6m)
With WC

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.

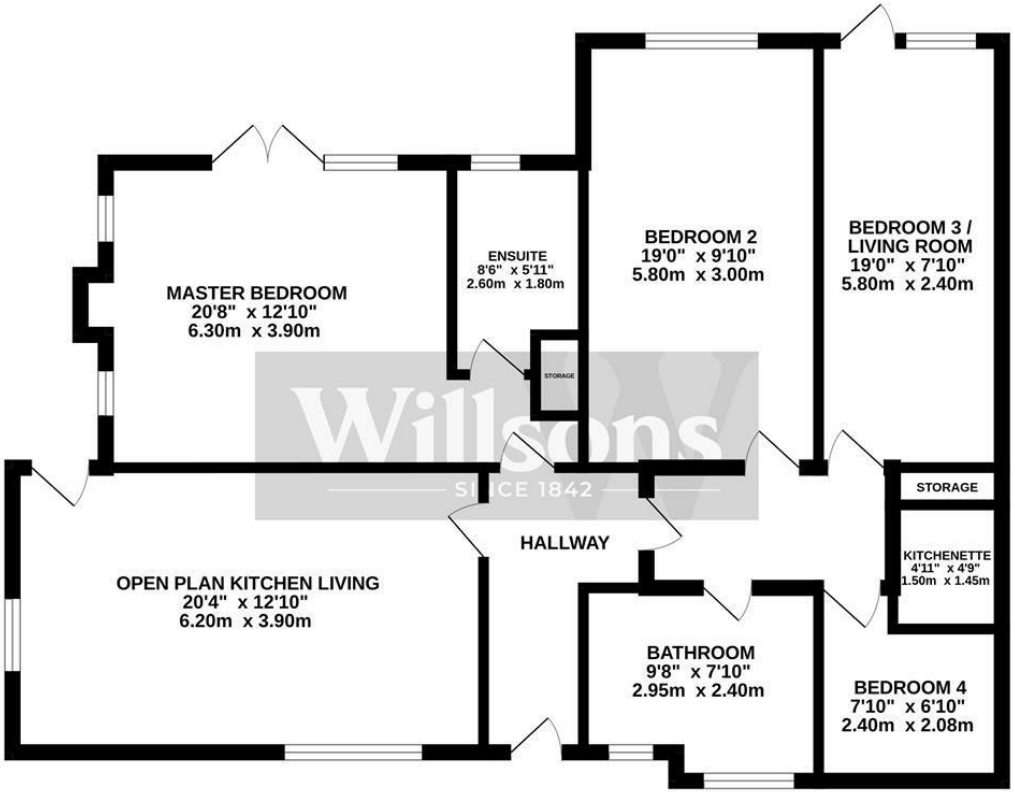
Local Authority
Council Tax Band C payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

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: 7608-7077-7233-4291-5940

Directions
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. From the main high street in Alford turn right on to Hamilton Road. The property can be found after 125m on the right hand side.
What3Words///glades.decking.rucksack

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

GROUND FLOOR



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

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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.