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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**23 Bourne Road
Alford
LN13 9HX**

£140,000

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Property Description

Early viewing is highly recommended on this charming and deceptively spacious three-bedroom semi-detached home, ideally positioned within the popular market town of Alford (LN13 9HX). Bursting with character and offering versatile living accommodation, this delightful property combines traditional features with practical family living and enjoys a generous enclosed rear garden complete with an impressive block-built workshop, making it an excellent choice for families, hobbyists, or those working from home. The property benefits from gas central heating and uPVC double glazing throughout and briefly comprises a welcoming entrance hallway, a bright bay-fronted lounge with feature fireplace, a spacious dining room perfect for entertaining, a fitted kitchen with traditional butler sink, a useful utility area, a modern ground floor bathroom, and a light-filled sun room overlooking the rear garden. To the first floor are three well-proportioned bedrooms, providing flexible accommodation for growing families or those requiring a home office.

Entrance Hallway

A welcoming entrance hall with staircase to the first floor, electric meter and consumer unit, with access to the principal ground floor accommodation.

Lounge/Sitting Room

10' 11" x 13' 1" (3.32m x 3.98m)

A bright and inviting reception room featuring a walk-in bay window to the front elevation, attractive feature fireplace, picture rail, radiator and ample power points.

Dining Room

9' 11" x 13' 0" (3.02m x 3.97m)

A generous second reception room ideal for family dining and entertaining, featuring a rear-facing window, useful under-stairs storage cupboard, additional built-in storage, coving, radiator and access through to the kitchen.

Kitchen

12' 5" x 7' 4" (3.78m x 2.23m)

Fitted with a range of base and wall units complemented by work surfaces and a traditional butler sink. Offering space for a freestanding fridge/freezer and plumbing for a washing machine, with a side-facing window and door leading through to the sun room.

Conservatory/Sunroom

12' 0" x 5' 5" (3.66m x 1.64m)

A wonderful addition to the home, enjoying views over the garden through windows to three sides and providing direct access onto the patio, creating the perfect space to relax or entertain.

Utility/Lobby

3' 0" x 7' 0" (0.92m x 2.13m)

A practical utility space with radiator, power points and side-facing window.

Bathroom

5' 3" x 7' 4" (1.59m x 2.23m)

Beautifully appointed with a modern three-piece suite comprising a panelled bath, vanity wash hand basin and low-flush WC. Finished with fully tiled walls, heated towel radiator, extractor fan and obscure glazed window.

First Floor Landing

Providing access to all three bedrooms.

Bedroom One

10' 10" x 13' 1" (3.31m x 3.99m)

A spacious double bedroom enjoying a front-facing aspect with built-in storage cupboard, radiator and power points.

Bedroom Two

9' 7" x 9' 11" (2.93m x 3.03m)

A well-proportioned double bedroom overlooking the rear garden with radiator and power points.

Bedroom Three

12' 4" x 7' 0" (3.76m x 2.13m)

A versatile third bedroom with side-facing window, radiator and power points, ideal as a child's bedroom, guest room or home office.

Outside

Front Garden The front garden has been designed for ease of maintenance with attractive enclosed boundaries and gated access. **Rear Garden** A real highlight of the property is the generous and private enclosed rear garden, offering a lawned area with fenced boundaries, a patio ideal for outdoor dining, a charming timber summer house and an excellent block-built workshop complete with power and lighting, perfect for a variety of uses including a workshop, studio or secure storage. There is also an additional garden shed and gated side access to the front of the property.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

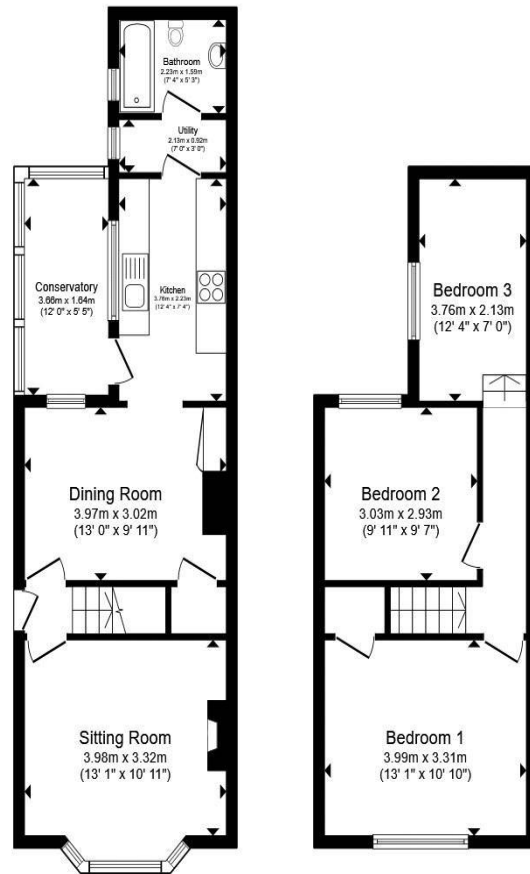




OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

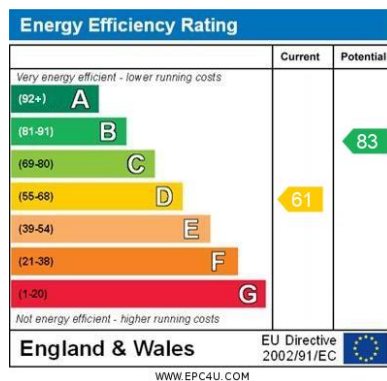


Ground Floor

First Floor

Total floor area 88.2 m² (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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