



Holywell Road, Alford



£249,950

- Detached Bungalow
- Fully Renovated
- Spacious Driveway and Garage
- Private Large Garden
- THREE Bedrooms
- NO ONWARD CHAIN
- Freehold
- EPC rating D



Northwood are pleased to bring to market this beautiful and fully renovated three bed detached bungalow. The bungalow is situated in Alford sitting on a generous plot with large private rear garden , spacious driveway and detached garage. The property benefits from no onward chain. Viewing is highly advised to see the space on offer!

Entrance Hall 7.38m x 1.02m (24'2" x 3'4")

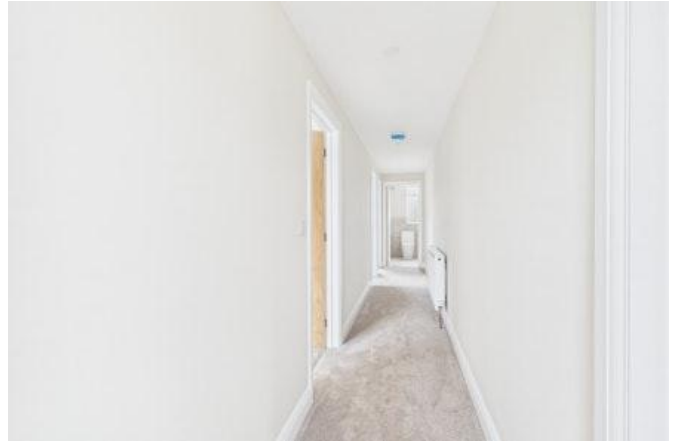
Entry via a Upvc door, radiator, power points and access to all rooms.

Lounge 6.14m x 4.61m (20'1" x 15'1")

Dual aspect windows to front and side elevation, light room, radiator , power points and two tv points.

Kitchen

Window to rear elevation, a brand new beautiful fully fitted kitchen with a range of base and wall units with worktop over , one and half bowl sink with drainer, built in oven , hob with extractor over, built in dishwasher. space for washing machine, power points , radiator, space for fridge freezer, spotlights and extractor fan. The boiler is housed in the kitchen cupboard. Door into;



Conservatory 2.07m x 2.95m (6'10" x 9'8")

Windows to all elevations, polycarbonate roof, door into kitchen and door leading out to rear garden.

Bedroom One 2.99m x 3.51m (9'10" x 11'6")

Window to front elevation, double bedroom, power points , spotlights, and radiator.

Bedroom Two 2.97m x 3.55m (9'8" x 11'7")

Window to rear elevation, double bedroom, power points , spotlights and radiator.

Bedroom Three 3.06m x 3.53m (10'0" x 11'7")

Window to side elevation, double bedroom, access to loft, radiator, spotlights and power points.

Shower Room 1.87m x 1.94m (6'1" x 6'5")

Dual aspect obscure windows to rear and side elevation, a brand new three piece fitted suite comprising of walk in shower cubicle, vanity wash hand basin, WC, fully tiled walls and floor, spotlights, extractor fan and radiator.

Rear Garden

To the rear you will find a large enclosed private rear garden with fencing to all sides. The garden is predominantly laid to lawn.

Front

The front of the property is fronted by a timber fence to define the boundary and provide privacy. There is a lawned area to the front with an array of trees, shrubs and flowers. There is a spacious new resin driveway allowing several vehicles to park.

Garage

With light and power.

Location

Set in the lovely market town of Alford, approximately 6 miles from the coast. Alford has a variety of shops including Co-op, pubs and many independent shops. There are schools for all ages, and the Queen Elizabeth Grammar School is highly rated and sought-after.

Directions

From our office Head towards Knowle Street, Turn left onto High St/A1104, Continue to follow A1104 for 7.8 miles, Turn left onto Church St/B1196, Continue to follow B1196 for 0.3 miles, Turn right onto Hamilton Rd/B1196, Turn left onto Parsons Lane, Turn left onto Holywell Road. the property can be found on the right hand side.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band B. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

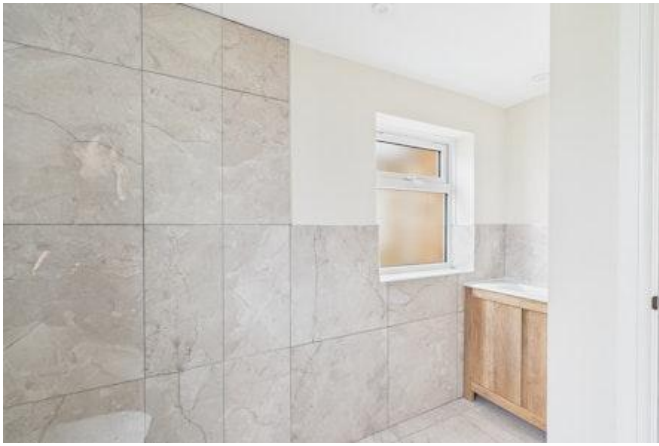
Agents Notes

These particulars are for guidance only. Northwood Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Northwood Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



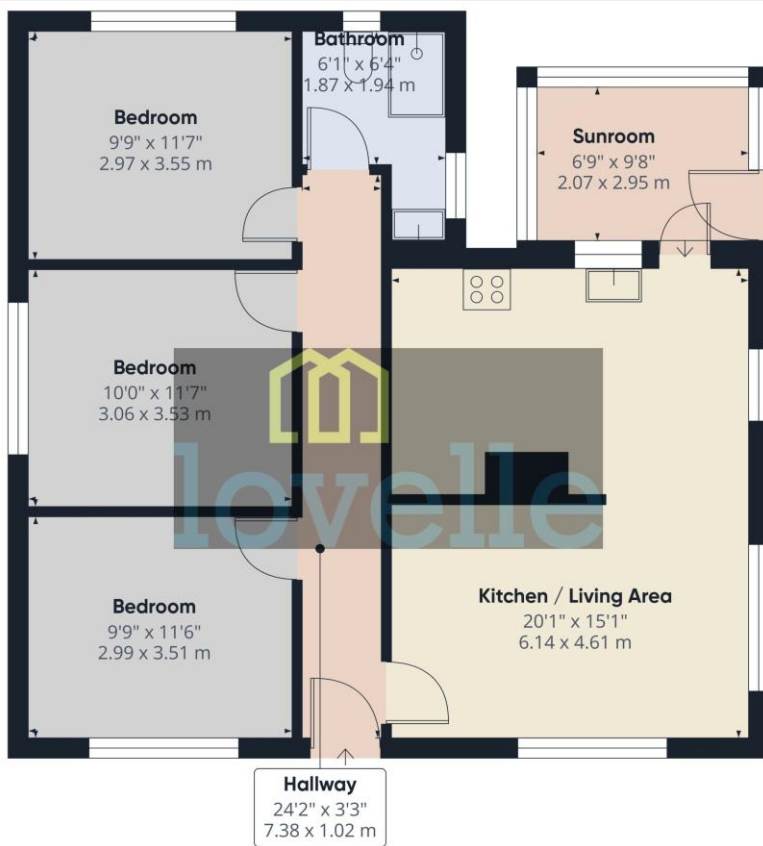


How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



Approximate total area⁽¹⁾
855 ft²
79.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Northwood Lincoln

01522 525 555

Lincoln@northwooduk.com