



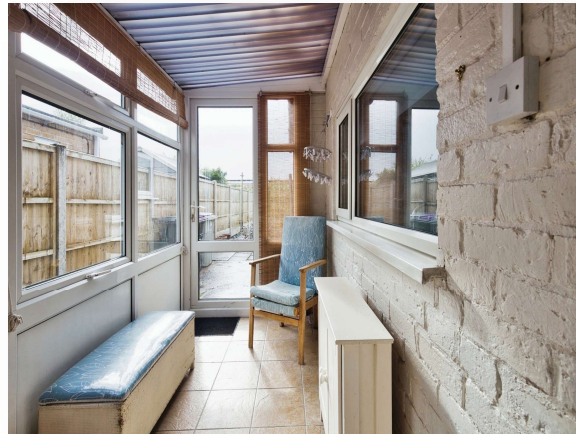
**Bourne Road, Alford LN13 9HX**

welcome to

**Bourne Road, Alford**

\*\*\*NOT TO BE MISSED\*\*\*

3 Bedroom Semi-Detached House Located in Alford. In brief, the property comprises of Lounge, Dining Room, Kitchen, Utility Area, Bathroom & 3



**Entrance**

Entrance door leads into hallway which has stairs to the first floor and doors into:

**Lounge**

13' x 10' min ( 3.96m x 3.05m min )

Has a bay window to the front elevation and a radiator.

**Dining Room**

13' 3" x 9' 10" ( 4.04m x 3.00m )

Has an under stairs cupboard, radiator, window into sunroom and door into:

**Kitchen**

12' 4" x 7' 6" ( 3.76m x 2.29m )

Comprising of wall, base and drawer units with worktop space over, sink, window and door into sunroom. There is also a door into:

**Sun Room**

Has windows and doors leading externally to the rear garden:

**Utility Room**

Has a window, radiator and door into:

**Bathroom**

Has a bath with shower over, sink with vanity storage below, WC, towel radiator and an opaque window.

**Landing**

Has loft hatch access ( the vendor advises the loft is boarded as well as housing the boiler) and doors into the following rooms:

**Bedroom 1**

13' 1" x 10' 10" ( 3.99m x 3.30m )

Has a window, radiator and feature fireplace.

**Bedroom 2**

9' 11" x 9' 7" ( 3.02m x 2.92m )

Has a window and radiator.

**Bedroom 3**

12' 4" x 6' 11" ( 3.76m x 2.11m )

Has a window and a radiator.

**External**

Externally, the property benefits from a garden to the rear with lawned and patio area as well as shed/workshop, summer house, shed and outside tap.



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**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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## Bourne Road, Alford

- SEMI-DETACHED HOUSE
- 3 BEDROOMS
- REAR GARDEN
- CLOSE TO AMENITIES
- CALL US TO ARRANGE A VIEWING

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over

**£145,000**



### directions to this property:

See Multi-map Illustration



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SKG109461 - 0007

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