



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

~~Bedrooms. Externally benefiting from a rear garden.~~

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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Bourne Road, Alford

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

Tenure: Freehold EPC Rating: D

offers over

£145,000

directions to this property:

See Multi-map Illustration



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

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Property Ref:
SKG109461 - 0003

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