



2a Hamilton Road

Alford

Offered for sale with no onward chain, this well-presented three-storey detached home is situated in the popular market town of Alford. Clean, tidy and ready to move straight into, it offers spacious and versatile accommodation comprising an entrance hall, lounge, fitted kitchen/diner, rear entrance and cloakroom to the ground floor, two bedrooms and a family bathroom with both a bath and separate shower to the first floor, and a further generous bedroom to the second floor. Outside, the property benefits from an L-shaped enclosed rear garden and off-road parking to the rear.

Alford is a traditional Lincolnshire market town with a welcoming community and an excellent range of amenities, including independent shops, supermarkets, cafés, schools and a doctor's surgery. Surrounded by beautiful countryside on the edge of the Lincolnshire Wolds, it offers the perfect blend of town convenience and rural charm. The popular seaside resorts of Sutton-on-Sea and Mablethorpe are also just a short drive away, making it easy to enjoy sandy beaches, coastal walks and relaxing days by the sea.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Front entrance door through to the:

ENTRANCE HALL

Having staircase rising to first floor.

LOUNGE

13' 7" x 9' 11" (4.14m x 3.02m)

Having sash window to front elevation, two radiators, wood effect flooring and understairs storage cupboard.



KITCHEN/DINER

13' 1" x 8' 2" (3.99m x 2.49m)

Having sash window to rear elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, drawers, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards, extractor and gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboards under, cupboards over. Opening to the:

REAR ENTRANCE

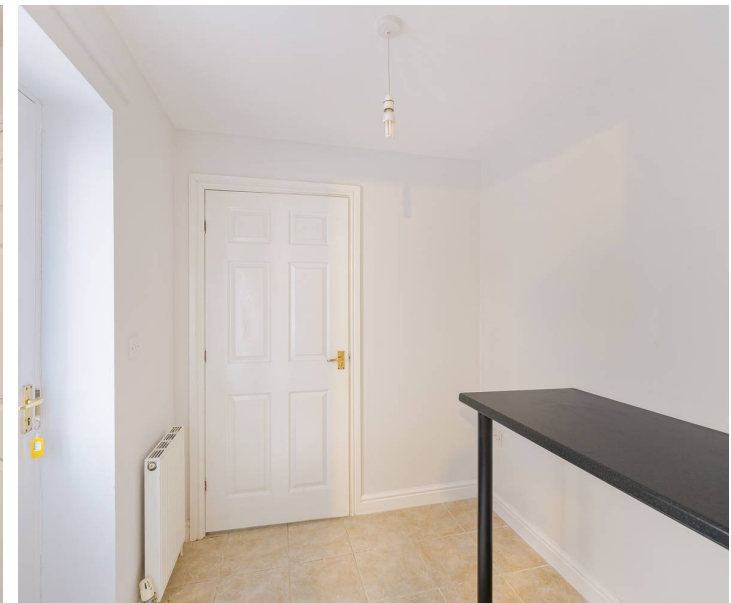
Having part glazed door to side elevation, radiator, tiled floor and fitted work surface.

CLOAKROOM

Having sash window to side elevation, radiator, tiled floor, close coupled WC and hand basin.

FIRST FLOOR LANDING

Having door to staircase rising to second floor.





FIRST FLOOR LANDING

Having door to staircase rising to second floor.

BEDROOM ONE

13' 1" x 10' 5" (3.99m x 3.18m)

Having sash window to front elevation, radiator and understairs storage cupboard.

BEDROOM THREE

8' 2" x 7' 0" (2.49m x 2.13m)

Having sash window to rear elevation and radiator.



BATHROOM

Having sash window to side elevation, radiator, tiled floor, panelled bath with tiled splashback, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

SECOND FLOOR BEDROOM TWO

13' 4" x 13' 1" (4.06m x 3.99m)

Having roof window to rear elevation and radiator.





EXTERIOR

To the front of the property there is a small concrete & gravelled garden area which gives access to the front entrance door. A driveway to the side leads to a parking area to the rear of the property.

REAR GARDEN

L-shaped and being enclosed and with gated access. Gravelled for ease of maintenance and with storage for bins down the side of the property.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



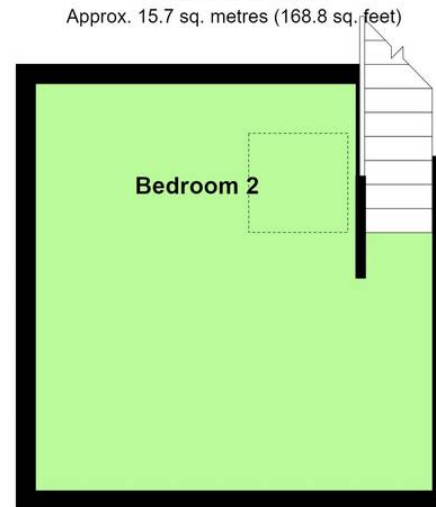
Ground Floor
Approx. 34.3 sq. metres (369.5 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.4 sq. feet)



Second Floor
Approx. 15.7 sq. metres (168.8 sq. feet)



Total area: approx. 82.9 sq. metres (892.7 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby

Particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.