



113 Christopher Road, Alford, LN13 0AB



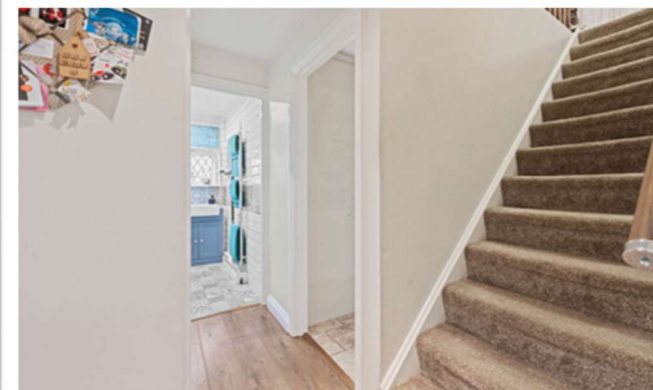
Freehold

£200,000



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge/diner & conservatory
- Bathroom & separate WC
- Driveway providing off-road parking
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A semi-detached house within walking distance to local amenities in the popular historic market town of Alford. Having accommodation comprising: entrance porch, hall, lounge/diner, conservatory, kitchen, bathroom and separate WC to ground floor. Three bedrooms to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed entrance door through to the:

#### LOUNGE

Having window to side elevation, radiator and feature wood burner. Archway through to the:



#### ENTRANCE PORCH

Having windows to front, side & rear elevations, part glazed door to rear elevation, polycarbonate roof, wall light point, tiled floor, work surface with cupboards under and tall units to side. Part glazed door to the:

#### DINING ROOM

Having french doors to outside decked area, radiator, wall light points and french doors to the:

#### HALL

Having wood effect flooring and staircase rising to first floor.

#### CONSERVATORY

3.49m x 3.21m (11'6" x 10'6")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, fitted shutters radiator and oak flooring.

#### LOUNGE/DINER

6.02m x 4.85m (19'10" x 15'11")

Forming two areas comprising:



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## KITCHEN

3.7m x 3.19m (12'1" x 10'6")

Having bow window to front elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, space for gas cooker, cupboard and space for dishwasher under, cupboards & extractor over. Work surface return with cupboards & appliance spaces under. Further work surface with cupboards & drawers under, cupboards & gas fired boiler providing for both domestic hot water & heating over. Utility cupboard with space & plumbing for automatic washing machine and downstairs walk-in pantry.

## BATHROOM

2.1m x 1.54m (6'11" x 5'1")

Having window to front elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor, freestanding bath with central mixer tap, hand held shower attachment & shower fitting over, hand basin inset to vanity unit with cupboard under.

## SEPARATE WC

Having window to side elevation overlooking the entrance porch, tiled floor and close coupled WC.

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## FIRST FLOOR LANDING

Having radiator.

## BEDROOM ONE

3.41m x 2.83m (11'2" x 9'4")

Having window to rear elevation, radiator and large walk-in wardrobe.

## BEDROOM TWO

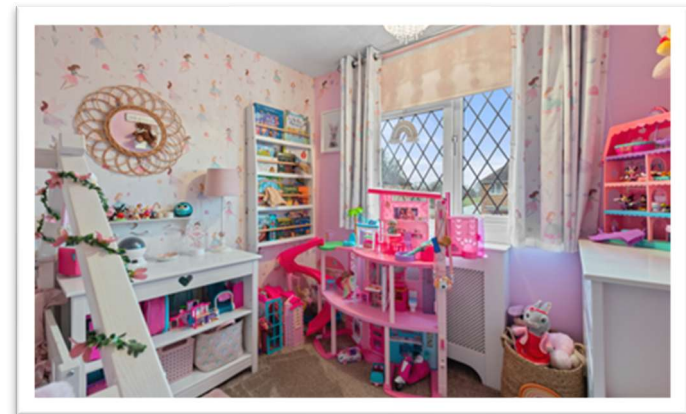
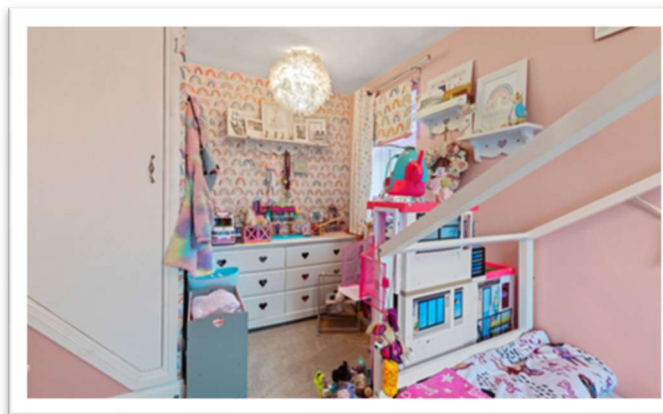
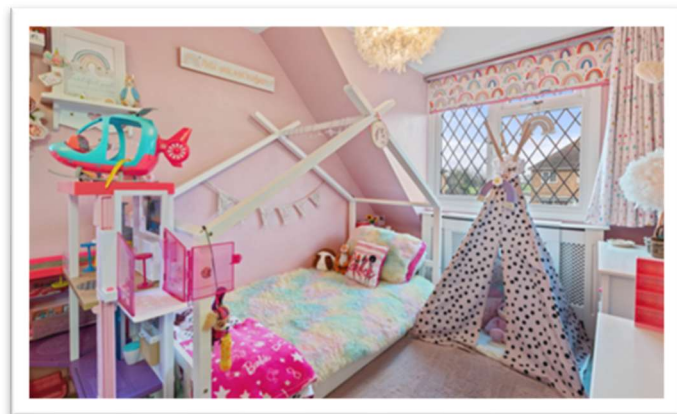
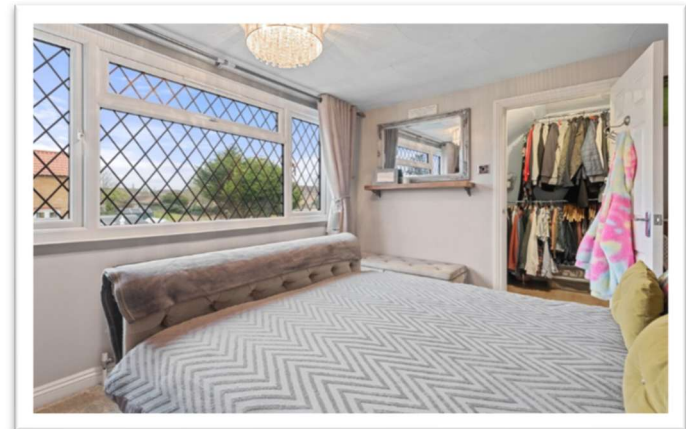
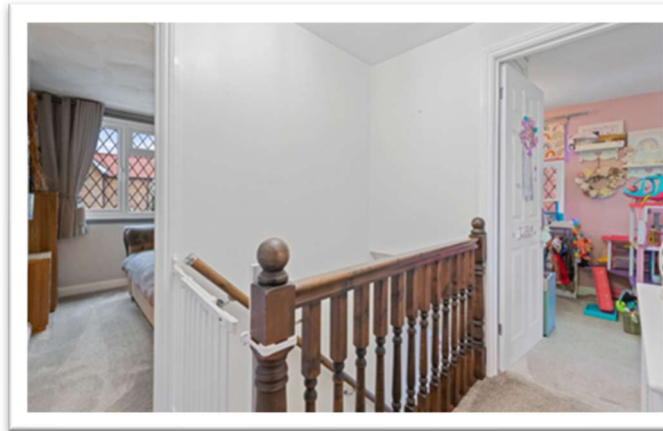
4.44m x 2.38m (14'7" x 7'10")

Having windows to front & side elevations, radiator and built-in cupboard.

## BEDROOM THREE

2.56m x 2.41m (8'5" x 7'11")

Having window to front elevation and radiator.



### EXTERIOR

To the front of the property there is a block paved area which provides ample off-road parking. Gated access to the:

### REAR GARDEN

Being enclosed and laid to lawn. Having a decked patio area with canopy over, garden shed and woodstore to the side of the house.

### 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 A.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

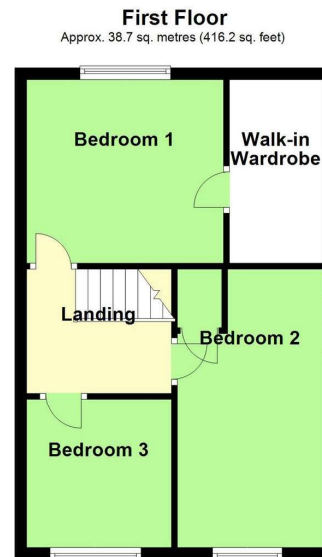
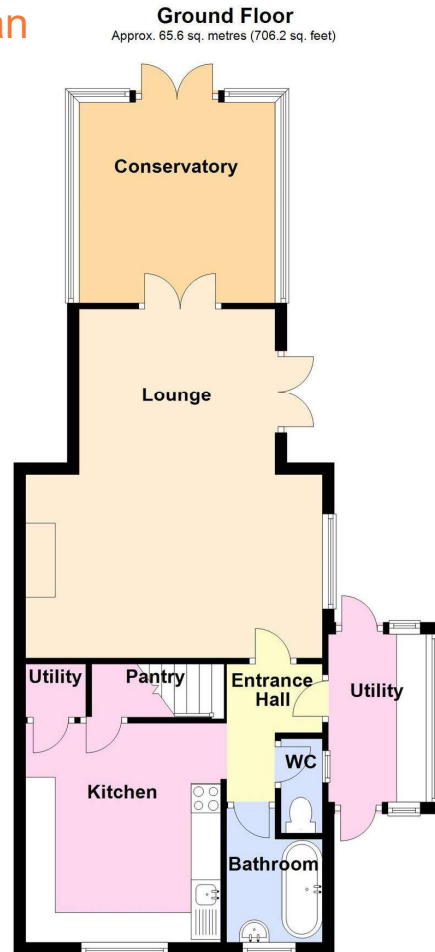
### AGENT'S NOTES

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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



## Floorplan



Total area: approx. 104.3 sq. metres (1122.4 sq. feet)



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