



 **NEWTON**
FALLOWELL

15 Gibson Way, Alford – LN13 9PD

In Excess of £230,000

15 Gibson Way

Alford

Enjoying an enviable position in one of Alford's most desirable residential areas, this impressive detached family home combines spacious, well-maintained accommodation with an excellent location.

The accommodation comprises: entrance porch, reception hall, cloakroom, lounge, dining room, fitted kitchen and utility room to the ground floor. Upstairs, the principal bedroom benefits from an en-suite shower room and is complemented by three further bedrooms and a family bathroom.

Externally, the property enjoys a low-maintenance gravelled front garden, a driveway providing off-road parking, a garage and a private enclosed rear garden laid to lawn. The property also benefits from gas central heating and double glazing throughout.

The historic market town of Alford offers an excellent range of amenities including independent shops, cafés, public houses, supermarkets, highly regarded schools and healthcare facilities, whilst the picturesque Lincolnshire Wolds and the sandy beaches of the east coast are both within easy reach, making it an ideal location for families and those seeking a relaxed lifestyle.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

PORCH

Having wood effect flooring and small paned glazed door to the:

ENTRANCE HALL

Having radiator, wood effect flooring and staircase rising to first floor.

CLOAKROOM

Having radiator, wood effect flooring, close coupled WC and wall mounted hand basin with tiled splashback.

LOUNGE

22' 9" x 10' 0" (6.94m x 3.04m)

Having window to front elevation, french doors to rear elevation & garden and radiator.

DINING ROOM

11' 9" x 9' 7" (3.59m x 2.91m)

Having window to front elevation, radiator and wood effect flooring. Archway to the:





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KITCHEN

10' 8" x 9' 7" (3.26m x 2.91m)

Having window to rear elevation and wood effect flooring. 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, cupboards & drawers under, tall unit to side. Work surface return with inset gas hob, cupboards, drawers & space for bin under, cupboards & extractor over, tall unit to side housing integrated electric oven with cupboards under & over.

UTILITY

6' 4" x 5' 10" (1.93m x 1.78m)

Having window & part glazed door to rear elevation, radiator, wood effect flooring, work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over.





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FIRST FLOOR LANDING

Having radiator and access to roof space.

MASTER BEDROOM

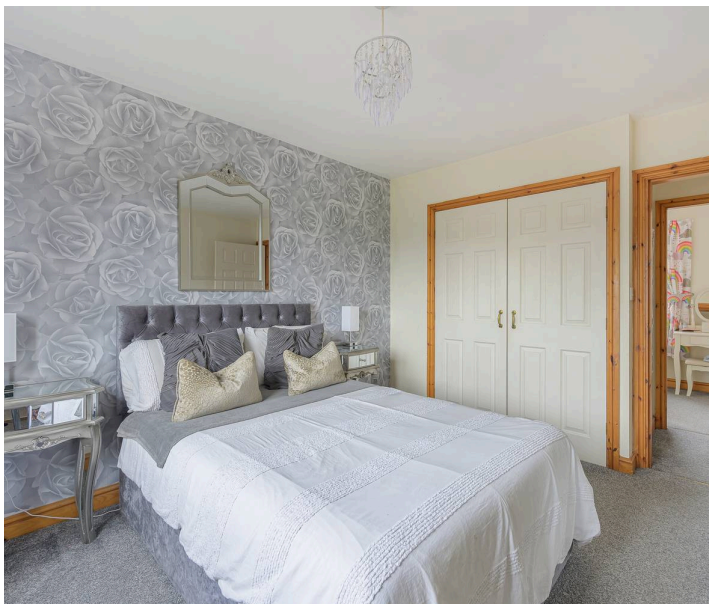
13' 4" x 9' 9" (4.07m x 2.98m)

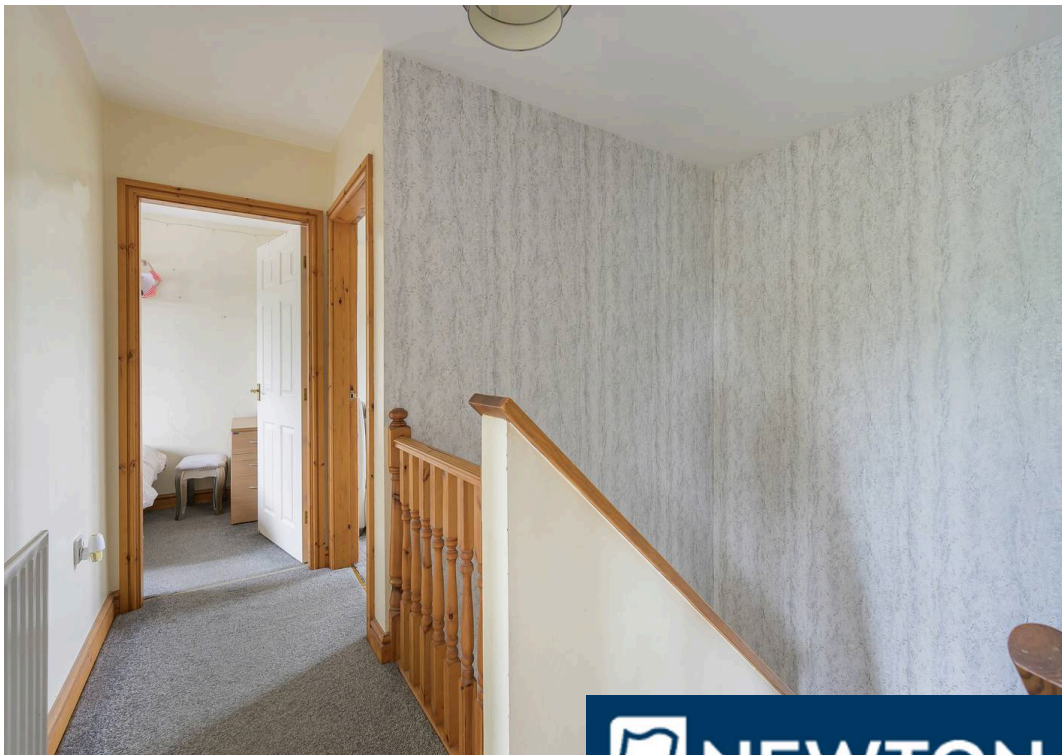
Having window to rear elevation, radiator and built-in wardrobe.

EN-SUITE

6' 2" x 5' 10" (1.89m x 1.77m)

Having window to rear elevation, part tiled walls, waterproof flooring, mixer shower fitting, close coupled WC and pedestal hand basin.





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BEDROOM TWO

11' 11" x 9' 7" (3.63m x 2.91m)

Having window to rear elevation and radiator.

BEDROOM THREE

10' 7" x 8' 10" (3.22m x 2.69m)

Having window to front elevation and radiator.

BEDROOM FOUR

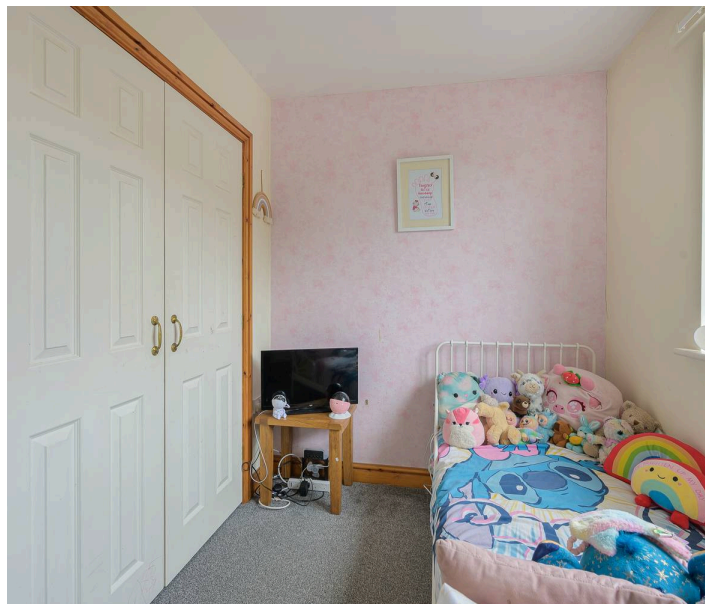
9' 9" x 9' 1" (2.98m x 2.77m)

Having window to front elevation, radiator and built-in wardrobe.

BATHROOM

7' 6" x 6' 11" (2.29m x 2.11m)

Having window to front elevation, part tiled walls, tile effect flooring, extractor, corner panelled bath, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a gravelled garden with a block paved footpath leading to the front entrance door.

GARAGE

To the rear of the property with off-road parking to the front. Having up-and-over door, light & power.

REAR GARDEN

Being enclosed with a rear entrance gate. Laid to lawn with footpaths and having a gravelled area to the side with a garden shed.

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 C.

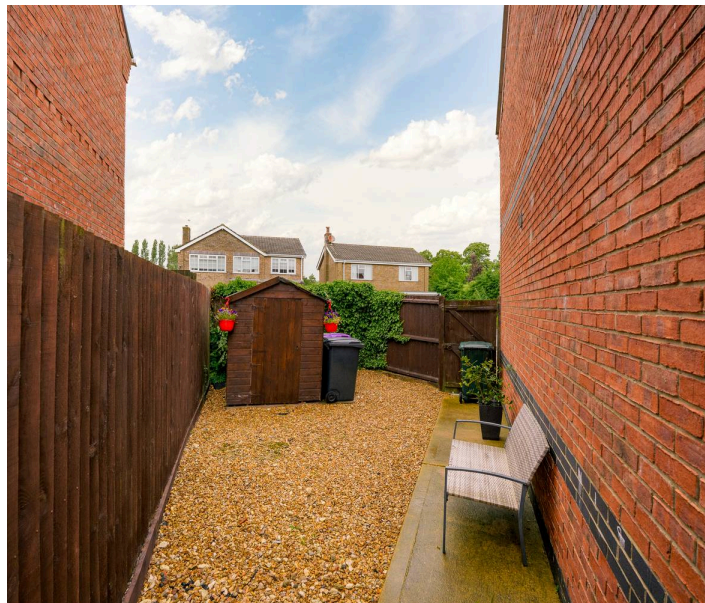


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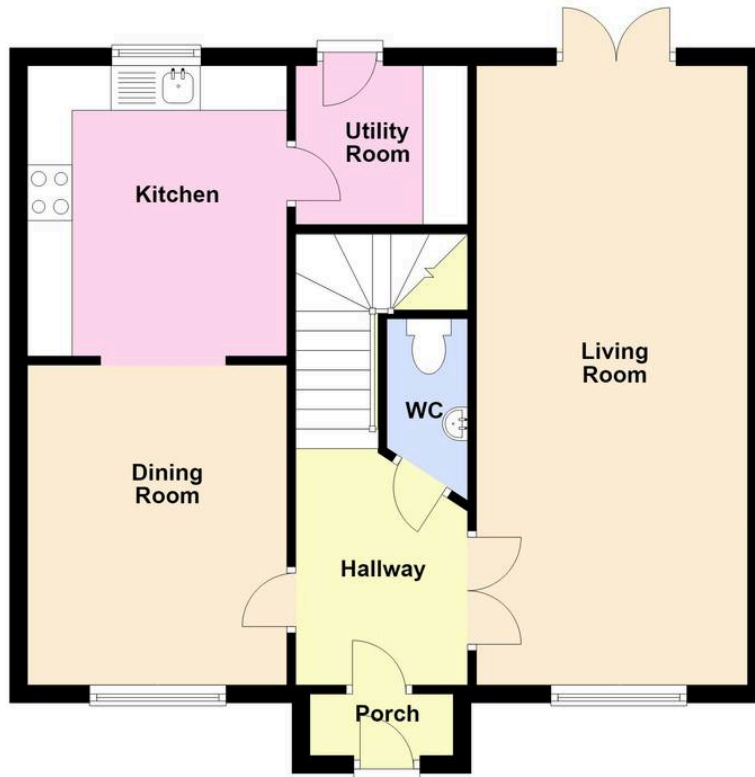
AGENT'S NOTES

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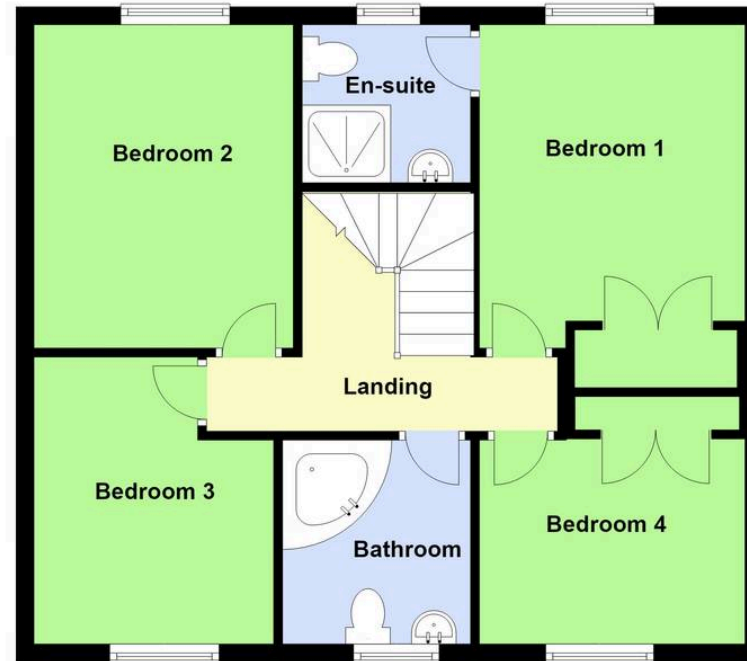
Ground Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



Total area: approx. 112.6 sq. metres (1212.3 sq. feet)

Newton Fallowell Estate Agents

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