

13, Dixon Drive, Alford

£219,995

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Willsons

SINCE 1842

13, Dixon Drive,Alford, Lincolnshire, LN13 0PR

"AGENT'S COMMENTS"

This nicely presented property offers a stylish and modern kitchen and bathroom with walk-in shower, master bedroom that spans the width of the property and an 'L' shaped living dining room. With low maintenance outside spaces to the front and rear to include a private south facing rear garden. The property has a link-detached garage and sizeable driveway, benefits from uPVC double glazing and gas-fired central heating, is located in a popular residential area towards the outskirts of the popular Market Town of Alford and is within walking distance of local amenities.

LOCATION

Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.

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Front of Property
Low maintenance frontage set to decorative gravel with raised beds of slate, borders of shrubs and plants, external lighting, concrete driveway leading to the link-detached garage and concrete pathways to the front and sides of the property; boundaries of dwarf brick wall and fencing.

Entrance Porch
5'6" x 2'11" (1.7m x 0.9m)
Of uPVC construction with half glazed panel, internal door to the hallway and vinyl flooring.

Living Dining Room
20'0" max x 12'1" max (6.1m max x 3.7m max)
'L' shaped living space with two radiators, windows to the front of the property and carpeted flooring.

Kitchen
10'5" x 7'6" (3.2m x 2.3m)
With a range of stylish wall and base units with contrasting worktop, space for free standing gas cooker and fridge, radiator, partially tiled walls, fuse box, window and external door to the side of the property and tiled flooring.

Hallway
With radiator, loft access, full height airing cupboard with radiator (0.7m x 0.4m) and carpeted flooring.

Bathroom
9'2" x 5'2" (2.8m x 1.6m)
With walk-in fully tiled shower with low level shower tray, direct feed rainfall shower and handset, chrome towel radiator and additional rail, wash basin vanity unit, WC, extractor fan, recessed downlighting, walls with partial tile and uPVC wall boarding, two windows to the side of the property and tiled flooring.

Master Bedroom
19'8" x 9'6" (6m x 2.9m)
Spanning the width of the property with wide feature archway, fitted wardrobes (0.6m x 2.9m), two radiators, window and sliding patio door to the low maintenance rear garden and carpeted flooring.

Utility / Boiler Cupboard
2'7" x 2'3" (0.8m x 0.7m)
Housing Glow-Worm gas combination boiler, space and plumbing for washing machine, recessed down lighting and vinyl flooring. The boiler cupboard is accessed from the Master Bedroom.

Bedroom Two
10'2" max x 8'2" (3.1m max x 2.5m)
With fitted wardrobe, radiator, window to the side of the property and carpeted flooring.

Link Detached Garage
17'0" x 8'10" (5.2m x 2.7m)
With up-and-over garage door, shelving, power and lighting, fuse box, boarded roof with loft access, personnel door to the rear and concrete flooring.

South Facing Garden
Low maintenance. private south-facing rear garden with areas of decking, gravel, slab pathways with feature slab stepping stones, raised beds with decorative stone chippings, area of storage to the rear of the garage, personnel gates to the driveway and either side of the property and boundaries of hedging and fencing.

Driveway
Open-plan concrete driveway providing off-road parking for several vehicles and access to the garage.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

Services
We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate
The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9099-3025-6204-8707-8204.

Viewing
Viewing is strictly by appointment with the Alford office at the address shown below.

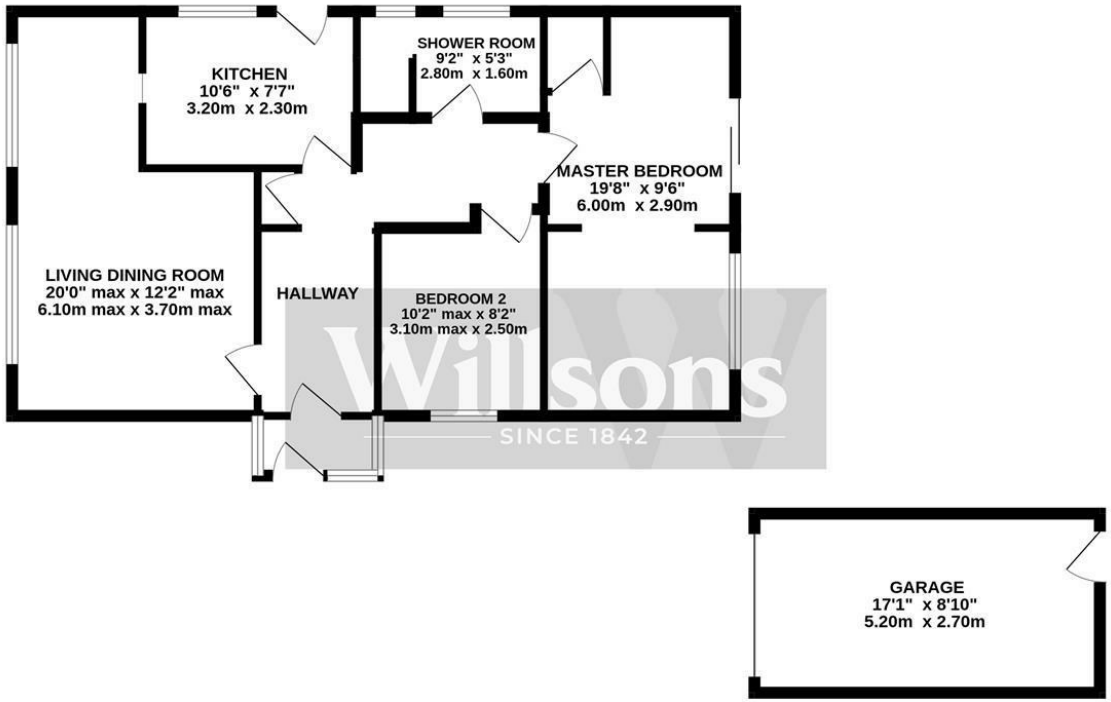
Directions
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. On passing the Grammar School, turn left into Tothby Lane. Take the third left into Dixon Drive. The property can be found on the left after 130m.
What3Words///laughs.consoled.tape







GROUND FLOOR







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN **Not to scale – For identification purposes only**

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.