

West Street, Alford LN13 9DG

welcome to

West Street, Alford

An attractive & refurbished 3 double bed semi-detached home, beautifully combining character & charm with stylish modern living. Offering approximately 1500 sq ft of spacious accommodation with elevated ceilings, stunning kitchen diner with generously sized rooms throughout, garden & parking.

Entrance Lobby

Front door leading into the entrance lobby with storage recess with hanging rail and storage, an opening through to both the kitchen/diner and reception/lounge room.

Kitchen Diner

14' x 19' 6" (4.27m x 5.94m)

A stylish & modern fitted kitchen with a range of integrated Siemens appliances and a range of wall and base units with more than the average storage space, marble island with seating providing dining space with further storage, stainless steel sink with mixer tap, Siemens four ring induction hob, oven, microwave/oven, dishwasher, fridge freezer, wine cooler and coffee machine with Klarstein extractor hood, new laminate flooring throughout, partly tiled walls and double opening 'French' doors to the rear garden. Anthracite column radiator.

Utility/ Wc

8' x 4' 5" (2.44m x 1.35m)

Fitted with a WC with dual flush button, hand wash basin with mixer tap; built into vanity, new laminate flooring, tiled splashback, extractor fan, discrete and hidden away in the ceiling there is also a hanging jenny for drying your laundry, space and plumbing for a washing machine. Anthracite column radiator.

Lounge

16' x 15' 5" (4.88m x 4.70m)

Exceptionally spacious, light & bright reception room benefiting from high ceilings, fitted grey unit with storage and shelving, featuring a one-of-a-kind chandelier, laminate flooring, a TV aerial, 2 x Anthracite column radiators.

Landing

Providing access to both of the loft spaces, extra

large built in airing cupboard with shelving with 2 Anthracite column radiators and doors to:

Bedroom 1

16' x 15' 5" (4.88m x 4.70m)

An exceptionally large master bedroom benefitting from a walk-in wardrobe and fitted with a TV aerial new Tear Drop chandelier, standalone wardrobes and bedside cabinet, matching white draw set and mirrored bedroom units. Anthracite column radiator.

Bedroom 2

11' x 11' 6" (3.35m x 3.51m)

Spacious large double bedroom benefitting from two large windows with Georgian style bars. Ikea draw unit and wardrobe. Anthracite column radiator.

Bedroom 3

9' 2" x 11' 5" (2.79m x 3.48m)

Large double bedroom with an Ikea pull out day bed. Anthracite column radiator.

Bathroom

14' 2" x 6' 4" (4.32m x 1.93m)

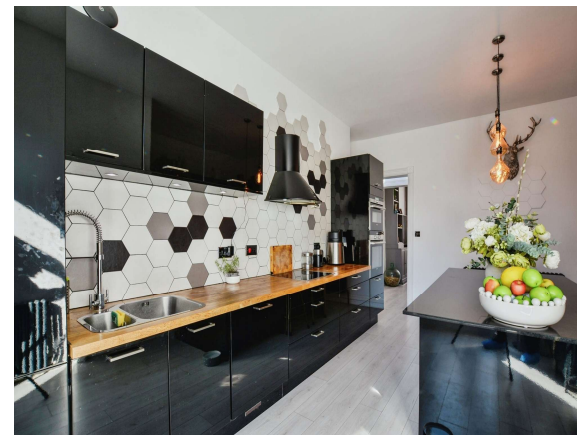
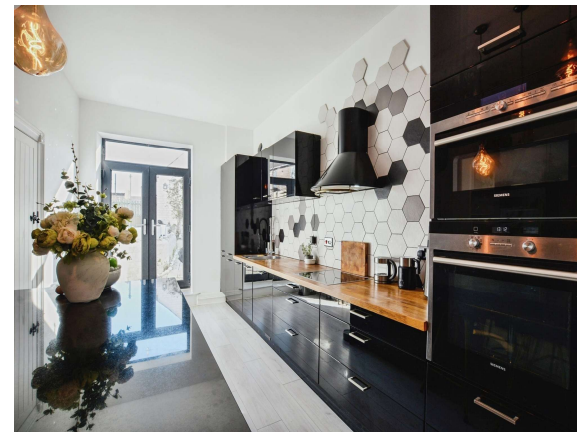
Spacious bathroom with beautifully fitted three piece suite comprising a freestanding double ended roll top bath tub with shower, hand wash basin and traditional WC with pull chain.

Driveway

At the rear of the property you will find a driveway laid with shingle providing space for two vehicles. The property also benefits from usage of shared parking after 6pm on weekdays and all throughout weekends. Alford also has generous free parking just seconds away in the town.

Garden

To the rear of the property you will find a privately





enclosed garden, paved and laid with single for ease of maintenance with timber fencing to the boundary. The garden additionally benefits from a useful day house/shed as well as a flourishing apple tree with ample space for an array of potted plants and two paved patio areas.

Outbuilding

14' 6" x 15' (4.42m x 4.57m)

This versatile space currently serves as a large home office with plenty of power points, lighting with even more availability for storage and fridge freezer with French doors leading to the garden.



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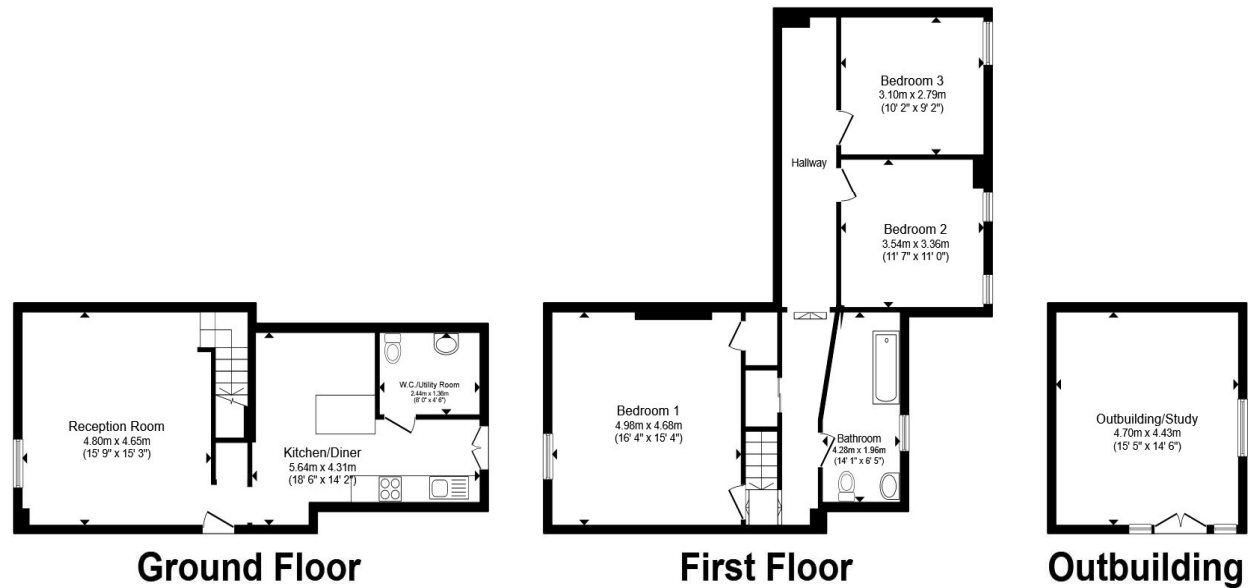
West Street, Alford

- Offered with NO ONWARD CHAIN
- Exceptionally spacious at approximately 1,500 sq ft and high ceilings throughout
- Semi detached house - private off-street parking
- Available fully furnished, presenting a true turnkey opportunity/rental or holiday let
- Impressively large 220 sq ft garage/office workspace/games room - ideal for remote working or granny annexe

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in the region of

£229,950



Total floor area 144.3 m² (1,553 sq.ft.) approx

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.propertybox.io



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Property Ref:
SKG110181 - 0006

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