4, The Maltings, Alford

£399,950

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Willsons
SINCE 1842

4, The Maltings, Alford, Lincolnshire, LN13 9TS

"AGENT'S COMMENTS"

This well proportioned turn-key ready family home has been recently empathetically extended to create four generous double bedrooms to include master with en-suite, large family bathroom with additional ground floor shower room, modern and sizeable stylish open-plan dining kitchen with bi-fold doors to the conservatory, offers an integral garage, private enclosed garden complete with hot-tub and patio and has been designed to accommodate modern family living with the kitchen in mind as the heart of the home. With dual parking and attractively set on a quiet cul-de-sac in the popular market town of Alford, within walking distance of local schools and amenities, properties rarely come to market in this location therefore a near showroom finish property in this area is indeed a rare find!

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
Centrally located property with open plan frontage with boundaries delineated by post and chain fencing set to lawns with gravelled edging, planting of mature shrubs and plants, paving slab pathway to the front and continued to the side in block paving to the driveway.

Entrance Hall
13'1" x 5'10" (4.0m x 1.8m)
Central open-plan entrance hallway accessed via a uPVC partially glazed front door leading into the heart of the home and through to the dining kitchen. With downlighting, radiator, door chime and continuous LVT wood grain effect click flooring.

Living Room
17'0" x 11'9" (5.2m x 3.6m)
Dual aspect room with central external chimney breast wall with brick hearth, recessed multifuel burner, carpeted flooring, large picture window to the front and further window to the side.

Dining Kitchen
13'5" x 27'2" (4.1m x 8.3m)
Stylish, high-end finish open-plan dining kitchen spanning the full depth of the house with solid wood walnut worktops designed to incorporate an abundance of storage, with Cookmaster Range style gas ring hob, two electric oven and grill with illuminated extractor over, ceramic sink with Victorian style mixer tap, 1.5 bowls and drainer, integrated appliances to include fridge and seperate freezer both being full height, integrated dishwasher, space and plumbing for integrated washing machine, eye level plate and wine racks, downlighting, partially tiled flooring, two radiators, bi-fold doors to the conservatory, pedestrian door to the integral garage, continuous LVT wood grain effect click flooring and windows to the front and rear of the property.

Conservatory
10'2" x 9'2" (3.1m x 2.8m)
Of dwarf wall and uPVC construction with polycarbonate style roof, radiator, flooring corresponding with the kitchen and offering dual aspects over the rear garden, further high level windows to the side and French doors to the patio.

Ground Floor Shower Room
5'10" x 3'7" (1.8m x 1.1m)
Comprising glazed shower cubicle with rainfall shower and tiled surround, corner WC, corner wall mounted wash-basin with tiled splashback, radiator, extractor fan, downlighting and tiled flooring.

First Floor Landing
17'8" x 5'10" max (5.4m x 1.8m max)
Gallery landing with over stairs half-height airing cupboard (0.9m x 0.7m) with built-in shelving, radiator, loft access, newly laid corresponding carpeted flooring leading into most rooms and window to the front of the property.

Master Bedroom
17'0" x 11'9" (5.2m x 3.6m)
Dual aspect room with two radiators, carpeted flooring and window to the front and side of the property.

Ensuite Shower Room
5'6" x 5'6" (1.7m x 1.7m)
Comprising shower cubicle with tiled surround and glazed door, WC, wash basin vanity unit with mixer tap, heated towel radiator, extractor fan, partially tiled walls and vinyl flooring.

Bedroom Two
12'1" x 8'10" (3.7m x 2.7m)
Double bedroom with radiator, carpeted flooring and window to the side of the property.

Bedroom Three
10'9" x 8'10" (3.3m x 2.7m)
Double bedroom with radiator, carpeted flooring and window to the side of the property.

Family Bathroom
11'9" x 7'10" (3.6m x 2.4m)
With stylish two tone bathroom furniture comprising dual wash basin vanity unit with twin wall mounted illuminated mirrors and tiled splashback, freestanding bath with central independent mixer tap and shower handset, Victorian style towel radiator, concealed cistern WC unit with additional storage, extractor fan, downlighting, partially tiled walls, window with obscure glazing and vinyl flooring.

Bedroom Four
11'9" x 8'10" (3.6m x 2.7m)
Double bedroom with radiator, carpeted flooring and window to the front of the property.

Garden
Fully enclosed garden set to lawns with borders of mature shrubs and plants and raised brick planters, decorative paving slab patio and corresponding pathways, area of decking with open sided garden room accommodating hot tub, external lighting and wall tap, pedestrian gate to the side leading to the driveway, with boundaries of brick wall and fencing.

Integral Garage
18'8" x 9'2" (5.7m x 2.8m)
With up-and-over garage door, area of worktop with space and plumbing below for washing machine, Worcester gas combination boiler, independent fuse box, loft access, concrete floor with partial laminate covering, window with obscure glazing to the side and pedestrian door to the kitchen.

Driveway
Attractive block paved driveway leading to the integral garage providing two side-by-side parking bays, with gravel border and boundaries of fencing.

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.

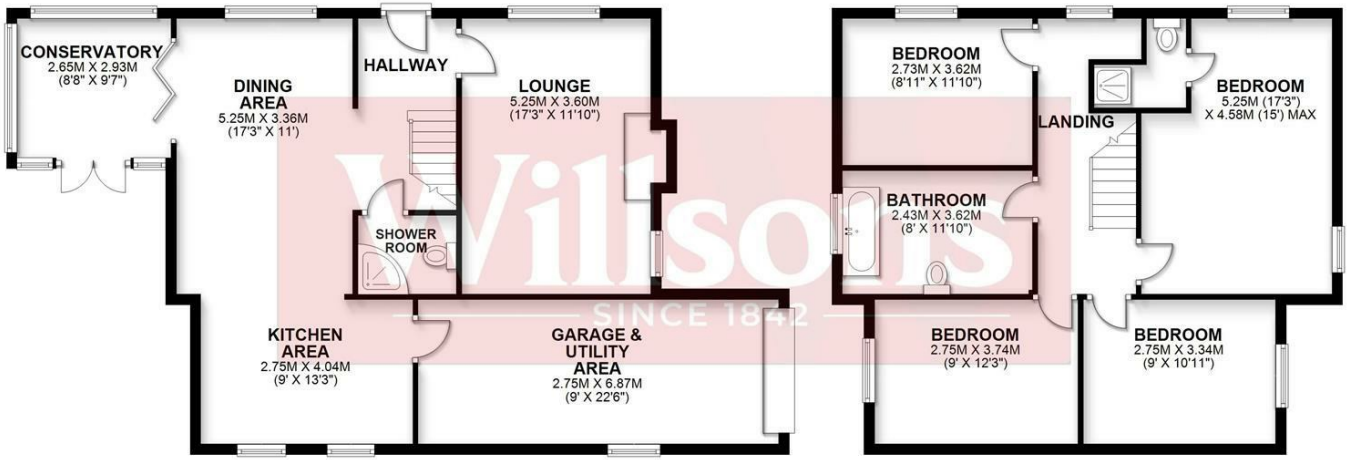
Local Authority
Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

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: 0340-2809-6670-2096-0021

Viewing - Alford
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. Travel through Alford leaving the town towards Mablethorpe/Sutton-on-Sea. Turn right immediately after the small filling station into Millers Way continuing into the cul-de-sac of The Maltings. The property can be found in a central location at the head of the cul-de-sac.
What3words///certainty.rider.nerves

4 The Maltings
Alford
LN13 9TS



FLOOR PLAN

TOTAL AREA: APPROX. 161.0 SQ. METRES (1733.3 SQ. FEET)

FLOORPLAN **Not to scale – For identification purposes only**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.