Dorn Korus, Alford Road, Bilsby

£210,000

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Willsons
SINCE 1842

Dorn Korus, Alford Road, Bilsby, Alford, Lincolnshire, LN13 9PY

"AGENT'S COMMENTS"

This detached bungalow offers two well apportioned bedrooms, shower room, dual aspect living room and dining kitchen with integrated appliances and views over the south facing private courtyard garden. With detached garage and low maintenance rubber-crumb driveway, the property benefits from gas central heating and uPVC double glazing throughout and is situated on the outskirts of Alford and within walking distance of both town and village amenities. The property is brought to the market with No Onward Chain

LOCATION

Bilsby is a rural village offering a fuel filling station and local shop, parish church, is connected by local bus routes and is situated approximately six miles from the east coast & one mile east of the market town of Alford. Alford is a market town situated at the foot of the Lincolnshire Wolds approximately 14 miles north-west of the seaside town of Skegness and 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's and dentist's surgeries, a primary and two secondary schools, one of which is a grammar school. There are a variety of shops both independent and national. Eateries include pubs, restaurants, coffee shops and a variety of takeaways. Alford is a market town, with market days being on a Tuesday and Friday, as well hosting periodic craft markets. There are a range of clubs and societies for various ages.

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Front of Property
With wide tarmac apron onto private rubber-crumb driveway continuing across the front of the property providing a pathway to the front double French doors and internal porch, also leading to the garage and side entrance. The frontage is set to lawns with external lighting, borders of mature shrubs and plants and boundaries of fencing.

Front Entrance Porch
3'7" x 2'11" (1.1m x 0.9m)
Accessed via fully glazed French doors into internal entrance porch with tiled flooring and wooden internal door to the internal hallway.

Living Room
16'8" x 11'9" (5.1m x 3.6m)
Dual aspect room with ornamental electric fire, hearth and mantle, two radiators, carpeted flooring, front window with triple glazing via a secondary glazing unit and windows with aspects to the front and side of the property.

Dining Kitchen
15'5" x 9'6" (4.7m x 2.9m)
With a range of wall and base units, integrated eye-level oven and grill, integrated ceramic hob with illuminated stainless extractor over, space and plumbing for washing machine, stainless steel sink with 1.5 bowls draining board and mixer tap, integrated wine rack, tiled splashback, wall unit housing Ideal gas combination boiler, high level fuse box, space for under counter fridge and freezer, radiator, click laminate flooring and windows with aspects over the rear courtyard garden.

Internal Hallway
14'9" max x 3'11" min (4.5m max x 1.2m min)
Wide central 'L'-shaped internal hallway accessed via a fully glazed wooden internal doorway with carpeted flooring, radiator, full height built-in cloak cupboard with shelving above, loft access, carpeted flooring and room thermostat.

Bedroom One
12'9" x 9'6" (3.9m x 2.9m)
With radiator, carpeted flooring and window with aspects to the rear courtyard garden.

Bathroom
8'10" x 6'10" max (2.7m x 2.1m max)
With double width walk-in shower with rainfall shower, glazed shower panels and tiled surround, WC, wash basin vanity unit with storage below, illuminated razor socket, radiator, partially tiled walls, full height built-in airing cupboard with integrated shelving (1.0m x 0.5m), wooden click laminate flooring and double glazed window with obscure glazing with secondary glazing unit.

Bedroom Two
10'2" x 11'9" max (3.1m x 3.6m max)
With radiator, carpeted flooring and wide window with aspects to the front of the property.

Internal Side Porch
8'2" x 3'3" (2.5m x 1.0m)
Accessed via uPVC from the driveway with polycarbonate style roof, tiled flooring, wall lighting and further partially glazed uPVC doors to rear courtyard garden.

Low Maintenance Courtyard Garden
South facing private rear patio garden set to two tone paving slab patio providing a low maintenance space with wind-out sun shade, fruit trees and shrubs, greenhouse, wall tap, borders of dwarf brick wall, pedestrian access to the left of the property and boundaries of hedging and fencing.

Detached Garage
18'0" x 11'1" (5.5m x 3.4m)
With wooden up-and-over garage door with integrated personnel door, power and lighting, independent fuse box, electric meter, concrete flooring, uPVC double glazed window with obscure glazing to the rear garden.

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.

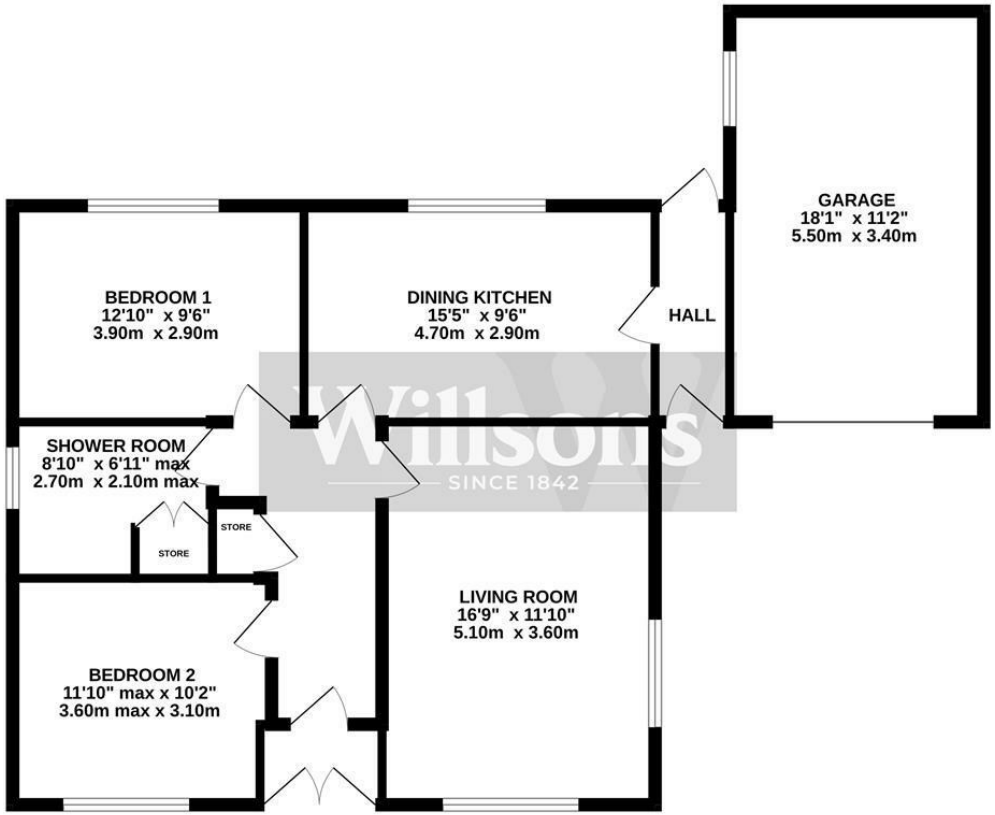
Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Energy Performance Certificate
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9567-2873-7706-9291-5305

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 Sutton-on-Sea on the A1111, Bilsby Road. The property can be found on the right on entering the main village of Bilsby.
What3words///shorter.cheesy.inflamed

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775sq.ft. (72.0 sq.m.) approx.

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.