

Corner Cottage, Ranters Row, Alford

£155,995

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Willsons
SINCE 1842

Corner Cottage, Ranters Row, Alford, Lincolnshire, LN13 9AH

"AGENT'S COMMENTS"

This attractive and quirky two bedroom corner cottage with bespoke curved external wall built in 2007 with an empathetic period town house feel but with modern conveniences of underfloor heating and good energy performance. With both ground floor WC and family bathroom, triple aspect living room with feature curved wall, kitchen with a range of appliances and French doors to the low maintenance walled courtyard garden, the property benefits from off-road parking, high-level character vaulted ceilings to the first floor, wooden double glazing throughout and gas central heating. Conveniently situated to be within walking distance of schools and the amenities of the centre of the popular market town of Alford this property is presented to the market with no onward chain.

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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Living Room
18'8" x 15'8" max (5.7m x 4.8m max)
A light and bright triple aspect room with wall lighting, zone thermostat for the underfloor heating, carpeted flooring, open plan to the stairwell with external wooden door to the front of the property, further external door and window to courtyard and two windows to the front. The bespoke curved external wall creates a part 'U' shaped property, meaning the only wall adjoining the neighbouring property is the stairwell, thereby reducing any potential noise impact.

Kitchen
11'9" x 9'6" (3.6m x 2.9m)
With a range of wall and base units, integrated oven with ceramic top and stainless steel extractor over, sink with 1.5 bowls, mixer and draining board, space and plumbing for washing machine and dishwasher, tiled splashback, underfloor heating zone thermostat, tiled flooring, window to the side and French doors to the rear walled courtyard garden.

WC
5'6" x 3'3" (1.7m x 1.0m)
Wide ground floor washroom with WC, wall mounted washbasin vanity unit, vinyl flooring and dual opening window with obscure glazing.

Landing
With full height airing cupboard (0.8m x 0.4m) housing Viessmann gas combination boiler with built-in shelving, radiator, boiler controls, carpeted flooring and window over the rear courtyard garden.

Master Bedroom
15'1" x 11'9" max (4.6m x 3.6m max)
Dual aspect 'L'-shaped master bedroom with feature curved wall, radiator, loft access, high level vaulted ceilings, carpeted flooring and two windows to the front of the property.

Bathroom
8'6" av x 5'10" (2.6m av x 1.8m)
Comprising bath with shower over, glazed shower screen and partially tiled surround, wall mounted wash basin with mixer taps and tiled splashback, WC, radiator, razor socket, extractor fan, heated towel radiator, vinyl flooring, high level vaulted ceiling and window with obscure glazing.

Bedroom Two
12'1" x 7'6" (3.7m x 2.3m)
With radiator, high level vaulted ceiling, carpeted flooring, Velux style roof light and window to the side of the property.

Walled Courtyard Garden
Private walled courtyard garden with paving slab patio.

Off-Road Parking Bay
Located adjacent to the neighbouring property with space for one vehicle and further walled area for waste refuse storage.

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 'A' 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: 8001-6035-1129-5626-2183

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

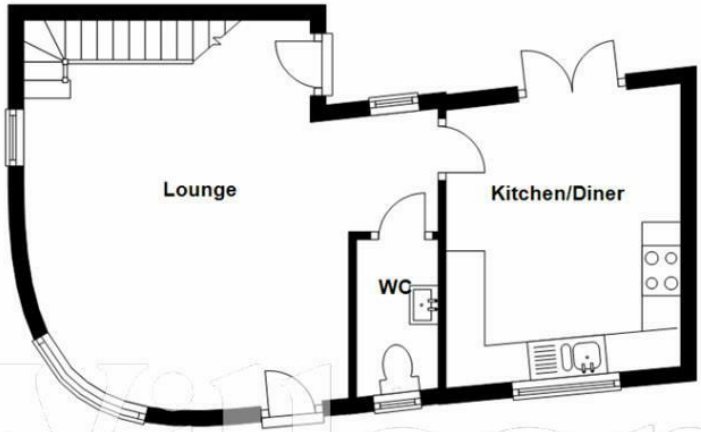
Directions
From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town turning right onto the B1196 Willoughby Road. Just after the market place, turn left into Ranters Row. The property can be found on the corner after 65m.
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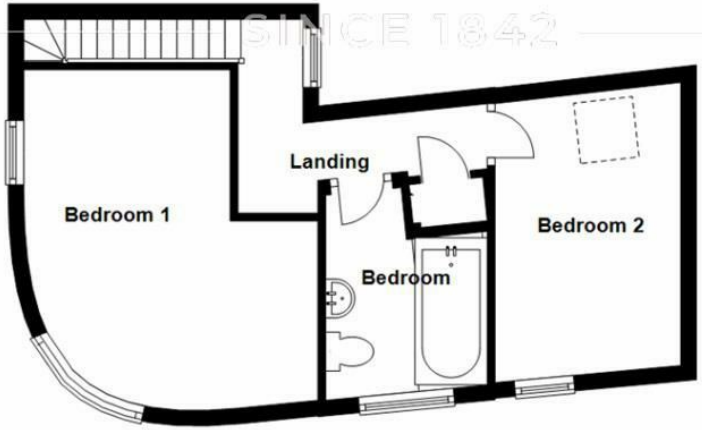




Ground Floor



First Floor



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.