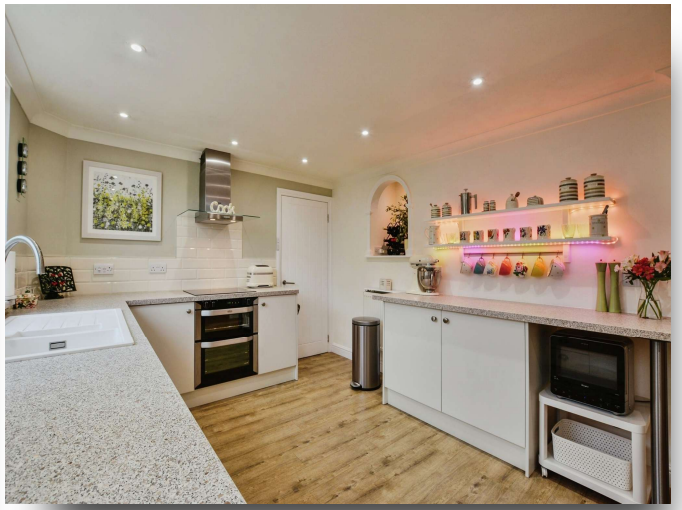


Park View Alford Road,Bilsby Alford LN13 9PY

william h brown

welcome to

Park View Alford Road, Bilsby Alford

Spacious Three-Bedroom detached bungalow with two reception rooms, two bathrooms, a generous driveway, and a good-sized rear garden, situated in a desirable area of Alford.

Entrance
A useful cloakroom area, as you enter the property as it provides a double cupboard space ideal for coats & everyday essentials.

Lounge
16' 5" x 12' 6" (5.00m x 3.81m)
A bright and spacious lounge featuring sliding doors leading through to the conservatory, with additional windows to the rear and left-side elevation allowing for plenty of natural light, complete with radiator.

Kitchen
14' 9" x 10' 2" (4.50m x 3.10m)
A well-equipped kitchen fitted with a range of base units, integrated oven, hob and extractor hood, dishwasher and space for a fridge freezer. The room benefits from a large rear-facing window with attractive garden and field views, along with a single patio door providing direct access to the rear garden.

Utility Room
Irregular Shaped Room 10' 3" x 6' 8" (3.12m x 2.03m)
With Access from the kitchen, An L-shaped utility room providing space for a washing machine and dryer, with a window to the rear/side garden. The room also houses the boiler and features a tall pantry-style storage cupboard.

Dining Room
19' 3" x 8' 6" (5.87m x 2.59m)
A well-proportioned dining room leading off the utility area, with double french doors opening onto the rear garden and a window to the right-side elevation, creating a light and airy space ideal for entertaining.

Conservatory
10' 7" x 6' 7" (3.23m x 2.01m)
A bright conservatory with tiled flooring and patio doors leading out to the rear garden, offering an additional reception space with garden views.

Bedroom One
14' 5" x 12' (4.39m x 3.66m)
Master Double Bedroom with window to the front elevation and radiator.

Bedroom Two
11' 8" x 10' 3" (3.56m x 3.12m)
Double Bedroom with window to the left elevation and radiator.

Bedroom Three
11' 8" x 10' 3" (3.56m x 3.12m)
Double bedroom with window to the front elevation, radiator, and en-suite.

En-Suite
En-Suite with a standing shower, sink unit, and W/C.

Bathroom
Freshly decorated, the family bathroom compromises of a free-standing roll top bath, Separate walk-in shower, sink unit, W/C, and a window to the left side elevation.

Front Garden
A spacious frontage comprising a large driveway providing ample off-road parking, leading to a half garage. The remainder is laid to a low-maintenance gravelled area, creating a neat and practical exterior.

Rear Garden
A generous rear garden featuring both patio and lawn areas, offering plenty of space for outdoor seating and recreation, with attractive open field

views beyond. The garden is further enhanced by a practical shed, greenhouse and additional access via the front of the property.

Garage
12' 5" x 4' 7" (3.78m x 1.40m)
A garage with access from the driveway, with an up & over door, offering useful external storage space.

Outbuilding
14' x 8' 3" (4.27m x 2.51m)
A garage-style outbuilding currently used for storage of gardening tools, offering useful external storage space.

Agents Notes
The property benefits from a range of outdoor features including an external dog shower, outdoor power sockets, and security lighting installed around the property.

Within the property, a useful loft space, boarded and fitted with lighting, providing excellent additional storage potential.

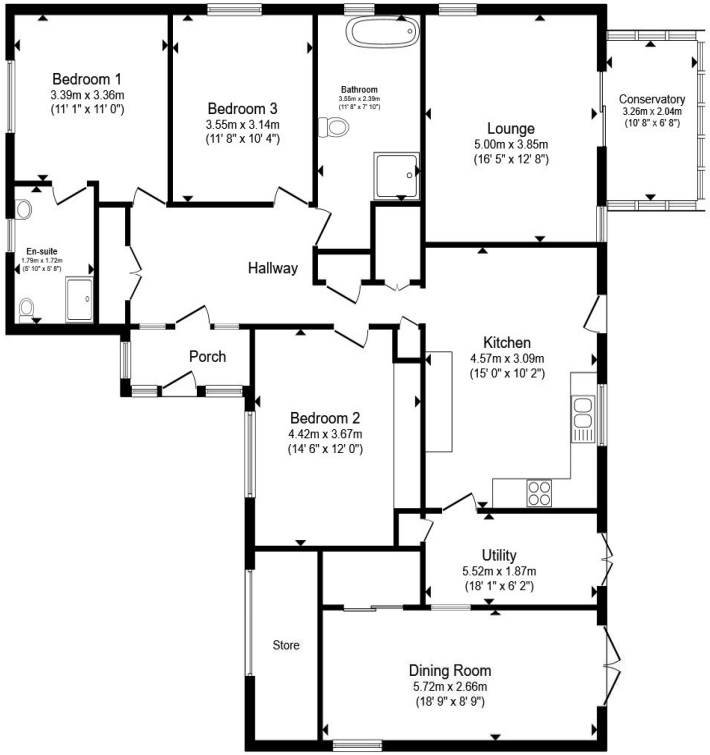
welcome to

Park View Alford Road, Bilsby Alford

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Spacious and Versatile Layout

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£340,000



Total floor area 158.2 m² (1,703 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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The Property Ombudsman

Property Ref:
SKG110240 - 0004

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