

## Wood Road, Alford

£230,000



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- 3 Bedroom Semi Detached House
- Lounge & separate dining area
- Study/snug with log burner fitted
- large conservatory

- Modernly finished throughout
- Utility with downstairs toilet
- Summerhouse & Patio
- Single Garage & large Drive
- Tax Band A, EPC D



Take a look at this spacious and modernly finished 3 bedroom semi-detached family home, in the historic market town of Alford, brought to you by Oxford Family Estates. The property ticks a lot of boxes and more, with a semi-open plan kitchen & dining area, a utility with a downstairs toilet and a large conservatory over looking the garden. There is a lounge and separate study/snug with log burner fitted, providing a flexible space to use for relaxing, working or crafting. With a large drive and parking for plenty of vehicles, single garage, patio and raised decking with a summerhouse, there's no shortage of outdoor space to enjoy in the summer. The property sits in a quiet cul-de-sac a short walk to the town centre, with everything you need nearby including convenience stores, doctors, dentists, schools and more. Viewing is essential to appreciate the quality and size!

**Entrance Hallway** 3.21m x 1.83m (10'6" x 6'0")

Enter the property through the Upvc door into the welcoming hallway with carpeted stairs to the first floor landing. Loft access on landing. Useful under stairs storage.

**Front Room** 4.25m max x 3.80m (13'11" x 12'5")

Centred around a gas fireplace with wooden surround and stone hearth. LVT wood effect flooring flows through from kitchen and out to hallway. Radiator and Upvc double glazed window to the front elevation. Feature Led ceiling light.

**Dining room** 4.20m x 1.84m. (13'9" x 6'0")

L - shaped bench seating unit around dining table. Radiator and Upvc double glazed window into conservatory.



**Kitchen** 3.70m max 3.68m max (12'1" x 12'0")

Fitted with a range of wall and base units in a Royal blue, with wood effect laminate worktops. 1 & 1/2 stainless steel sink under Upvc double glazed window to rear elevation. Integrated dishwasher with space for tower fridge freezer. Rangemaster double electric oven and grill with 5 burner electric hob.



**Utility** 2.45m x 2.14m (8'0" x 7'0")

Good size utility room with fitted cupboard & drawers, worktop and space & plumbing for washing machine. Ceramic sink with mixer tap under obscure Upvc double glazed window to the front elevation. Low level toilet and LVT flooring.



**Lounge** 3.81m x 3.21m (12'6" x 10'6")

Brick feature fire place with Firefox log burner. French style double patio doors into the conservatory. With radiator and shelving in recess. Flexibility to use this space as you please, either as a 2nd lounge, office, craft/hobby room etc.



**Conservatory** 6.33m x 3.03m (20'9" x 9'11")

Poly-carbonate roof with French style double patio doors out to garden.

**Master Bedroom** 3.65m x 3.73m (11'11" x 12'2")

Large double bedroom with built in wardrobe as well as airing/storage cupboard.



**Bedroom 2** 3.52m x 2.80m (11'6" x 9'2" square)

Good size double bedroom with radiator under Upvc double glazed window to the rear elevation. Small recessed closet in the corner.

**Bedroom 3** 2.87m max x 2.87m max. (9'4" max x 9'4" max)

Single room with radiator under Upvc double glazed window to the front elevation. Storage cupboard.

**Bathroom** 2.03m x 1.92m (6'7" x 6'3")

Bath with thermostatic shower and shower curtain fitted above. Pedestal sink and low level toilet. Fully tiled walls with vinyl flooring. Heated towel rail and obscured Upvc double glazed window to the side elevation.

**Outside**

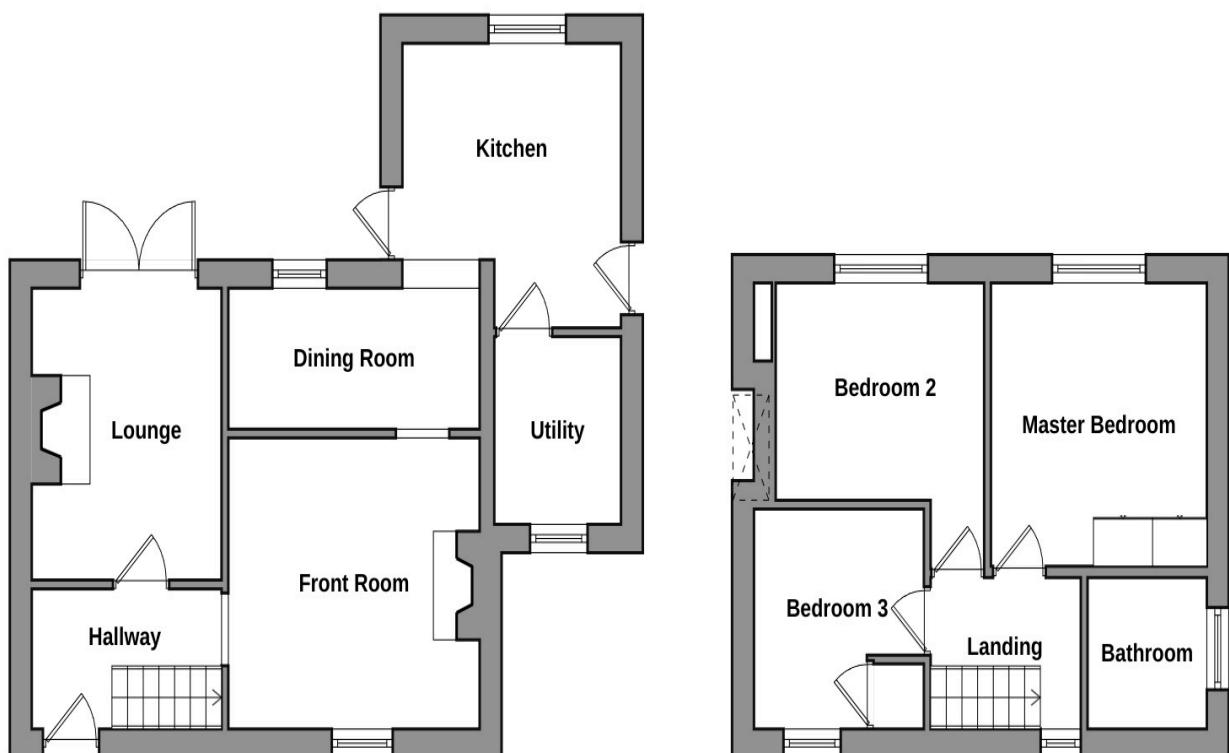
The block paved and concrete drive provides parking for multiple vehicles with gates to the side of the property leading down to the single garage. The garage has an up and over door, power and lighting with a side door for access. There is a side door to the property leading into the kitchen next to the . The L shape lawned rear garden has a patio area in front of the conservatory. The garden leads up to a raised decking area currently laid out with a large picnic table and chairs in front of the summer house.



## Alford

Alford is a little bustling historic market town on the edge of the Lincolnshire Wolds yet only 7 miles from the east coast.

Alford is full of historic interests with a working 5 sail windmill, a 17th century Manor House, a 14th century church and the old corn exchange which hosts several events. There is a weekly market and several shops, cafes and pubs. There is a primary school, a technology college, a grammar school, doctors and a dentist.



Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

