



23 Finsbury Street
Alford, Lincolnshire. LN13 9BH

BELL

23 Finsbury Street is a two-bedroom, end terrace property located on a no-through road, with parking space and a gravelled rear garden. Within walking distance of the town's services, amenities and schooling.

The property boasts well-appointed bathroom and kitchen spaces and comes to the market with: **NO ONWARD CHAIN!**



Old Bank Chambers, Horncastle. LN9 5HY
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ACCOMMODATION

Lounge having uPVC double glazed obscure front entrance door with uPVC double glazed window; wood effect flooring, radiator, ceiling light and power points. Open doorway to:

Hallway having carpeted staircase to first floor with built in under stairs storage space, wood effect flooring and ceiling light. Doors to kitchen and to:

Bathroom having panel bath with monsoon and regular shower heads over, wash hand basin to storage unit and low level WC. Tiles to walls and floor, radiator and ceiling light.

Kitchen having uPVC double glazed windows and stable door to rear; a good range of storage units to base and wall levels, sink and drainer to roll edge worktop with space and connection for under counter washing machine, upright fridge-freezer, Beko oven. Wall mounted Glowworm boiler, tiled floor, radiator, power points and ceiling light.

First Floor

Landing with carpeted floor, ceiling lights and door to:

Bedroom 1 having uPVC double glazed window to front aspect; carpeted floor, built in wardrobe storage space, radiator, ceiling light and power points. Doors to

Bedroom 2 with uPVC double glazed window to rear aspect, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached up Finsbury Street, a no through road, with path stepping up to the front door. A gravelled side drive leads to the shared parking at the rear, with the property having one dedicated space.

The rear garden is laid to low maintenance gravel with fenced and walled boundaries.



East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.
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