



17 East Street, Alford, LN13 9EQ

Asking Price £159,995

NO ONWARD CHAIN! *BENEFITTING FROM A BRAND NEW BOILER*

TES Property bring to the market 'Bumblebee Cottage' a characterful end of terrace house located in the popular market town of Alford, the perfect location to enjoy the coastal villages and local towns of Louth and Horncastle. This attractive property has a larger than average rear garden which is mainly laid to lawn and enjoys views of the local windmill. Internally the property is full of character and benefits from some original features including light switches, doors and sash windows and consists of a dining kitchen, lounge, side entrance/ utility space, two double bedrooms and a ground floor bathroom.

Internal viewing is a must to truly appreciate all this charming property has to offer!

LOCATION - Alford

Alford is a historic market town with all traditional small town amenities some 7 miles from the coast and has a population around 4,000 approx. It sits at the edge of the Lincolnshire Wolds on the A1104 link from the A16 trunk road to Mablethorpe, approximately 8 miles to the north-east of the town. The major tourist resort of Skegness is approximately 15 miles south-east of the town. The town is well known in the area for its excellent primary and secondary schools, its windmill, and Alford Manor House.

Lounge 11'4" x 12'7" (3.473m x 3.838m)



Enter the property via a wooden front door into the cosy lounge where there is an open fireplace with concrete hearth and wooden mantle, sash window to the front, built in storage cupboards, dado rail, radiator and T.V aerial point. A door leads into the kitchen diner.

Kitchen 8'6", 9'9" (max) x 13'4" (2.615m, 2.995m (max) x 4.084m)



A charming cottage kitchen fitted with a range of wooden units with wooden worktop over incorporating a one bowl sink unit. There are multiple built in storage cupboards with a feature open fire and original range, tiled flooring, beams to ceiling and extractor. A staircase

leads to the first floor landing and there is a door into the utility/ side entrance.

Landing



With doors into both bedrooms.

Bedroom 11'5" x 11'0" (3.482m x 3.362m)



With wooden flooring, radiator, built in wardrobes, loft access hatch and sash window to the front.

Bedroom 8'7" x 9'9" (2.638m x 2.979m)



With wooden flooring, sash window to the rear, a built in wardrobe and a radiator.

Side Entrance / Utility Space 5'6" (max) x 9'8" (1.701m (max) x 2.955m)



Enter via a private passageway down the side of the property, there is a sash window to the side, wall mounted ' Worcester' boiler, useful space which could be for a fridge freezer or coats and shoes, there is a loft access hatch, space for fridge freezer, plumbing for a washing machine and a radiator. A door leads into the bathroom.

Bathroom 5'7" x 9'8" (1.708m x 2.956m)



Modern bathroom fitted with a three piece suite consisting of a panelled 'P' shape bath with shower head over and glass screen, a w/c and wash hand basin in vanity with cupboards. There is wood effect flooring, tiled splashbacks, wooden double glazed window to the side and an extractor.

Outside



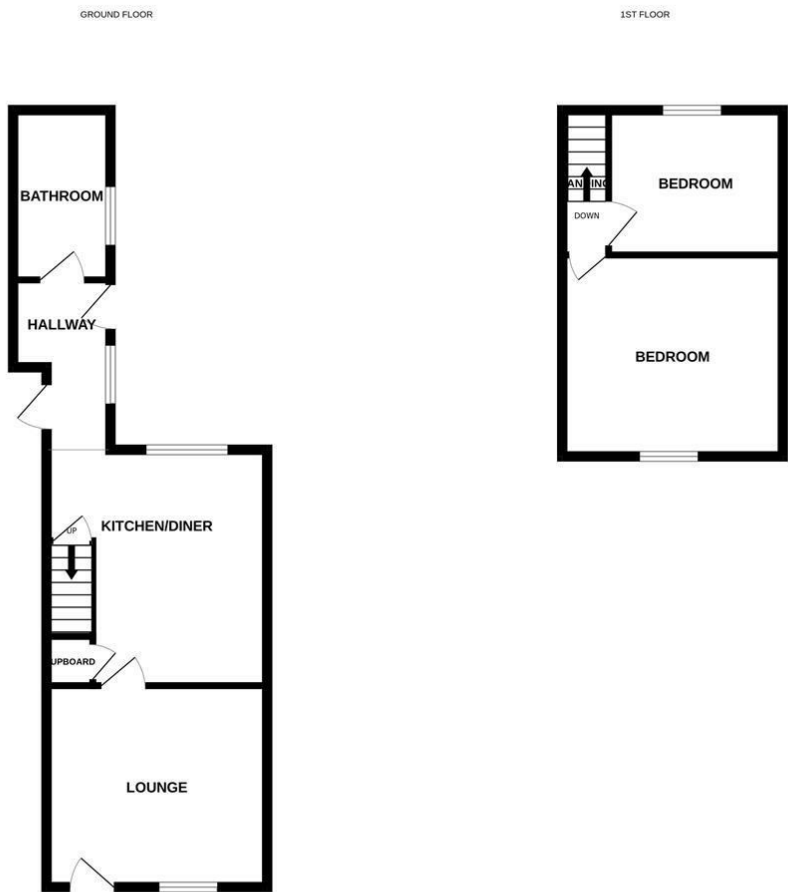
The property is fronted with paved area with hedging to the road side. A private pathway leads down the side of the property to the rear garden.

The rear garden is mainly laid to lawn with fencing and mature hedging to either side forming the boundary with a mature Bramley apple tree. There is a patio area providing the perfect place to sit out and relax overlooking the garden. To the rear of the garden are two wooden sheds.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Floor Plan

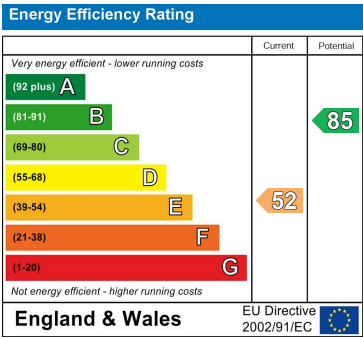


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.