



67 South Street, Alford

£199,950



**Willsons**  
SINCE 1842

67 South Street  
Alford  
Lincolnshire, LN13 9AW

### "AGENT'S COMMENTS"

*Spacious detached 3 bedroom house with parking, garage and gardens conveniently situated for the centre of this popular market town. The accommodation comprises: lounge, dining room, inner hall/study, kitchen with utility room, bathroom and an ensuite shower room. The property benefits from Upvc double glazing and gas fired central heating.*

### 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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### Accommodation

Upvc double glazed front entrance door with a trellis open porch over leads into:

### Lounge

13'1" x 12'4" max

With laminate effect flooring, fireplace, radiator, TV point, Upvc double glazed window to front, 2 wall light points, opening into:

### Dining Room

12'4" x 10'9" max

With laminate effect flooring, radiator, Upvc double glazed window to front.

### Inner Hall-Study

29'2" x 6'6" + 7'8" x 4'9"

With laminate effect flooring, 2 radiators, stairs to the first floor, 2 Upvc double glazed windows.

### Breakfast Kitchen

12'3" x 8'10"

Range of base units with worksurfaces incorporating stainless steel sink with mixer tap, space and point for gas cooker, Upvc double glazed window and door to rear, radiator.

### Utility Room

11'6" x 6'9"

Space and plumbing for washing machine, Upvc double glazed window and door.

### Bathroom

8'5" x 8'2"

Equipped with a corner shower cubicle with electric shower, wc, wash hand basin, radiator, corner bath, 2 Upvc double glazed windows, airing cupboard housing the floor mounted gas central heating boiler.

### First Floor Landing

Upvc double glazed window.

### Bedroom 1

12'7" x 12'4" / 8'0"

Upvc double glazed window to front, radiator, door to:

### Ensuite Shower Room

3'10" x 4'4"

Comprising corner shower cubicle with electric shower, wc, wash hand basin, extractor fan.

### Bedroom 2

12'6" x 10'7" max

Upvc double glazed window to front, radiator, recessed cupboard.

### Bedroom 3

10'3" x 6'5"

Upvc double glazed window to rear, radiator.

### Exterior

Being situated on a slightly elevated plot the property has a lawned front garden with central path leading to the trellis open porch. The enclosed rear garden is laid to lawn, has a patio area and a pair of wooden vehicle gates (not used for some time). The property also has a single garage which is approached over Finsbury Street having an up and over door, glazed door to side, polycarbonate roof and window to side.

### 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, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 7900-4027-0622-1206-3873

### Viewing

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

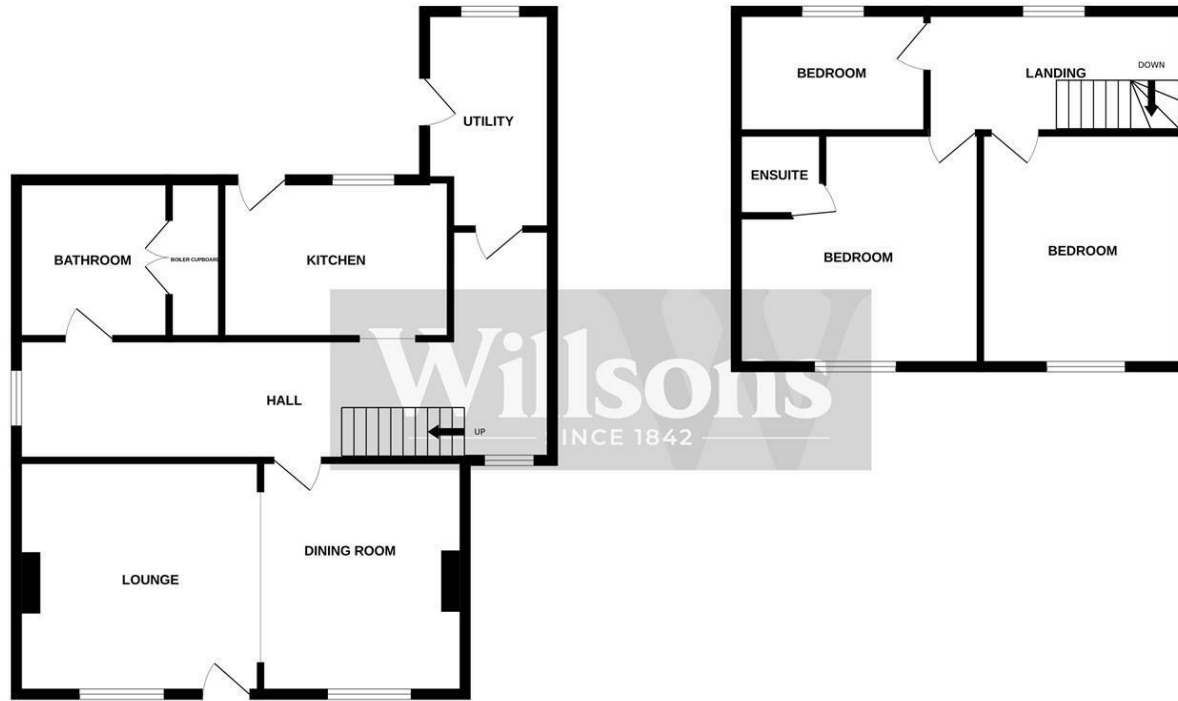
### Directions

Turn left out of our Alford office and take the second right into the market place, proceed through the market place into South Street where the property can be found on the left hand side.



GROUND FLOOR  
784 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

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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### FLOORPLAN Not to scale – For identification purposes only

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**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.



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