



The Orchard, Maltby Road, Beesby, Alford

£249,950



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Willsons
SINCE 1842

The Orchard, Maltby Road
Beesby, Alford
Lincolnshire, LN13 0JF

"AGENT'S COMMENTS"

A rare opportunity to purchase a detached bungalow with garage set in spacious grounds being ripe for modernisation in this village location close to the popular market town of Alford. The accommodation comprises: entrance porch, lounge, 2 bedrooms, inner hall, kitchen, bathroom and conservatory, and benefits from majority Upvc double glazing and oil fired central heating. No onward chain.

LOCATION

Beesby is a village situated approximately 5 miles south-west of the coastal town of Mablethorpe and 4 miles north of the market town of Alford. Both towns offer a wealth of amenities including doctors surgery and primary schools along with a variety of shops both independent and national as well as eateries and takeaways. Alford is also home to secondary schools including a Grammar School and has a thriving market with market days being on a Tuesday and Friday as well as holding periodic craft markets.



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Accommodation

Upvc double glazed entrance door opens into Entrance Porch with single glazed window, Upvc double glazed door to:

Lounge

14'4" x 13'11" max (4.37m x 4.24m max)

Upvc double glazed bay window to front, Upvc double glazed window to side, 2 radiators, tiled fireplace, TV point.

Bedroom 1

12'6" x 10'10" max (3.81m x 3.30m max)

Upvc double glazed bay window to front, radiator, TV point

Inner Hall

With radiator, boarded walls, cupboard for consumer unit, storage cupboard with plumbing for washing machine, cupboard housing the oil fired central heating boiler, single glazed window, telephone point

Bedroom 2

10'11" x 8'11" (3.33m x 2.72m)

Upvc double glazed window to side, radiator.

Kitchen

12' x 7'8" max (3.66m x 2.34m max)

Base units, worksurfaces, inset single drainer sink, space and point for electric cooker, extractor fan, wall cupboards, Upvc double glazed bay window to side, radiator.

Bathroom

10'5" x 4'10" (3.18m x 1.47m)

Having a mobility walk-in bath with door and electric shower over, vanity wash hand basin, wc with enclosed cistern, radiator, tiling to walls, electric wall mounted heater, Upvc double glazed window, extractor fan.

Conservatory

10'8" x 8'7" (3.25m x 2.62m)

Upvc double glazed windows, radiator, TV point, solid roof, Upvc double glazed door to rear garden.

Exterior

Having a rubbercrumb drive off the road allowing parking for multiple vehicles with side lawned area leading to the:

Garage

20' x 9'5" (6.10m x 2.87m)

With up and over door, light, power and door to side.

Gardens

The front garden has a decorative low wall with cultivated bed, to the side of the bungalow is a wide lawned garden which leads to the rear garden which has a concrete patio area, large rear lawn, pond, arbour seat, fruit trees, Raised vegetable bed, oil storage tank, steel shed, 3 greenhouses and a timber workshop (9'10" x 9'9") with window, light and power.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Drainage is to a private system. There is an oil fired central heating system installed at the property.

Local Authority

Council Tax Band 'C' 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 Reference Number: 0350-2915-7280-2727-4951

Viewing

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

Overage Provision

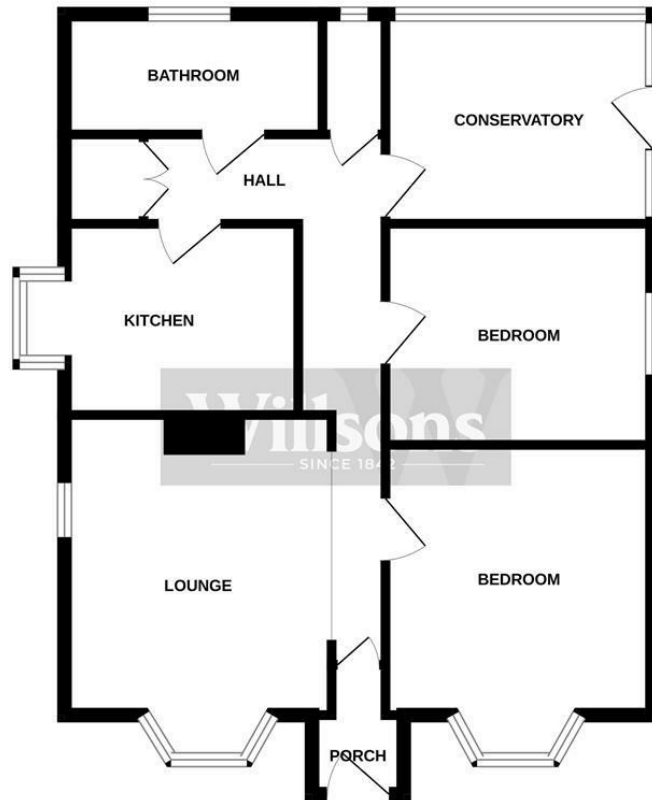
The property is being sold subject to an overage provision which will be attached to the whole of the property, such that for 20 years from the date of sale the seller and their successors in title would be entitled to a 30% share of the increase in value following the sale with the benefit of or implementation of a planning permission for any use beyond that of a single private dwelling in the occupation of one family.

Directions

Proceed north out of Alford for approximately 3 miles on the A1104 into Beesby whereupon the property can be found on the left hand side.



GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 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.

