



Leeward, Alford Road, Huttoft

£295,000



Willsons
SINCE 1842

Leeward, Alford Road
Huttoft, Alford
Lincolnshire, LN13 9RB

"AGENT'S COMMENTS"

A 3 bedroom detached bungalow situated in generous sized plot located on the outskirts of the costal village of Huttoft. Offering living room, dining kitchen, utility room, additional WC, family bathroom, double garage, large driveway and workshop. The property benefits from uPVC double glazing throughout, air-source pump heating and no onward chain.

LOCATION

Huttoft is a village with a public house, petrol station with convenience store, primary school and village hall situated approx 3 miles west of the east coast's sandy beaches. The market town of Alford approx. 5 miles to the west 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 bus route to Sutton on Sea which is approx 4 miles to the north and Mablethorpe 6 miles north. All have a variety of shops & 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.



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Front of Property

With lawns to the front and side, mature shrub borders, large gravelled driveway leading to double garage, steps leading to front door and concrete pathways to both sides, side gates to both sides of the property leading to the rear garden, LG therma V air-source heat pump.

Entrance Hallway

With radiator, two storage cupboards and carpeted flooring.

WC

With WC, hand basin with under sink storage, radiator, window to the front of the property and tiled flooring.

Living Room

15'8" x 14' (4.78m x 4.27m)

With electric fire, radiator, television point, windows to the front and side of the property and carpeted flooring.

Dining Kitchen

22'10" x 10'6" (6.96m x 3.20m)

With high gloss wall and base units, frosted glass wall units, tiled splash back, ceramic sink with mixer tap, integrated fridge freezer, two electric ovens, microwave and coffee machine. Electric ceramic hob with extractor fan over, uPVC door leading to the rear garden, windows to the side and rear of the property and vinyl flooring.

Utility Room

10'5" x 5' (3.18m x 1.52m)

With wall and base units, worktop, space and plumbing for washing machine, space for undercounter appliance, hot water cylinder, controls for the air-source heat pump, window to the rear of the property and vinyl flooring.

Bedroom 1

14'5" x 10'1" max (4.39m x 3.07m max)

With built-in wardrobes, radiator, window to the front of the property and vinyl flooring.

Bedroom 2

14'2" x 8'10" (4.32m x 2.69m)

With built-in wardrobes, radiator, window to the rear of the property and carpeted flooring.

Bedroom 3

10'10" x 10'3" / 7'7" (3.30m x 3.12m / 2.31m)

With radiator, window to the rear of the property and carpeted flooring.

Bathroom

8' x 6'5" (2.44m x 1.96m)

With WC vanity unit with storage, hand basin, bath, shower cubicle with direct feed shower, radiator, window to the front of property and carpeted flooring.

Rear Garden

With slabbed patio areas, raised lawned area, terraced area of vegetable patch, raised beds and gravelled pathways, borders of mature hedging.

Workshop

12'1" x 11'5" (3.7m x 3.5m)

With light and power, window to the front facing out to the rear garden, uPVC door leading to decking area.

Potting Shed

12'1" x 5'10" (3.7m x 1.8m)

With light and power, uPVC door leading to decking area.

Double Garage

20'5" x 17'5" (6.22m x 5.31m)

With up and over doors.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains water, electricity and drainage are connected to the property. Heating is via an air-source heat pump to radiators, the air source heat pump was installed in 2021 with a 5 year guarantee.

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 C. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8539-3025-9000-0244-6206.

Directions

Turn left out of our Alford office and proceed along East Street taking the right fork at the junction towards Bilsby on the A1111, in Bilsby village turn right on the B1449 road proceeding through Thurlby village and turning left towards Huttoft. In Huttoft village the property will be found on the right hand side.

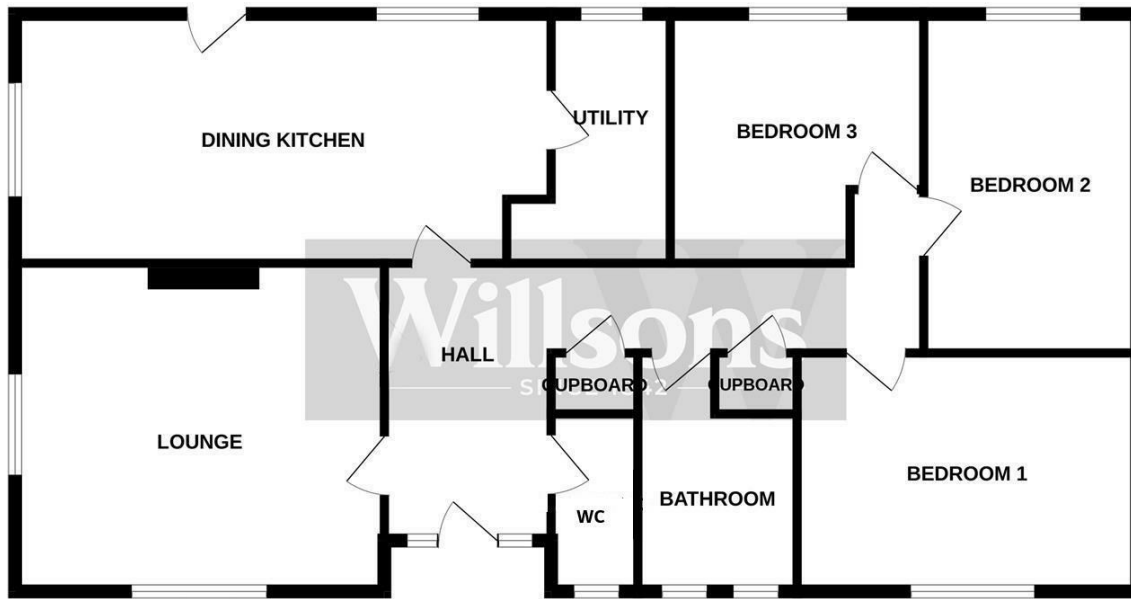
///luxury.placidly.pricing

Viewing

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



GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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.

