



Lamplighter Cottage, 41 Station Road, Alford

£255,000



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Willsons
SINCE 1842

Lamplighter Cottage, 41 Station
Road, Alford,
Lincolnshire, LN13 9JB

"AGENT'S COMMENTS"

This beautifully presented semi-detached house situated towards the outskirts of the popular market town of Alford. Offering 3 bedrooms, 2 bathrooms, living room, dining room, utility room, ground floor WC and mature gardens to the rear. Benefitting from gas central heating, uPVC double glazed windows throughout and No Onward Chain.

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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Front of Property

Set to gravel with a block paved path leading to the front door, fronted by wrought iron fencing and providing areas of off-road parking.

Entrance Hallway

15'1" x 5'10" (4.62m x 1.79m)

With telephone point, fuse box, feature pendant lighting, radiator, wooden entrance door and vinyl flooring.

Cloakroom WC

4'5" max x 2'7" (1.35m max x 0.79m)

With corner hand basin, WC, sensor lighting, part-tiled walls and vinyl flooring.

Living Room

13'10" x 17'5" into bay (4.24m x 5.33m into bay)

Central feature modern electric fire with space for wall-mounted television over, radiator, television point, full height bay window to the front of the property and carpeted flooring.

Internal Hallway

10'5" x 2'8" (3.18m x 0.83m)

With sensor lighting and tiled flooring.

Utility Room

9'2" max x 5'5" (2.8m max x 1.67m)

With gas central heating combination boiler, space and plumbing for washing machine, space for tumble dryer, window to the right hand side of the property and vinyl flooring.

Kitchen

13'4" x 13'5" (4.08m x 4.09m)

With wall and base units, space for cooker in chimney recess with extractor over, integrated full height 70/30 spilt fridge freezer, integrated dishwasher, extractor fan, feature pendant lights over kitchen island to include further worktop and additional storage, external door to the rear of the property and laminate flooring.

Dining Room

20'8" x 9'9" (6.3m x 2.98m)

Full width sliding patio doors leading to the rear garden, window with window seat to the left-hand side of the property and high level window to the right, radiator and laminated flooring.

First Floor Landing

With carpeted flooring.

Family Bathroom

5'9" x 7'3" (1.77m x 2.23m)

WC, hand basin with mixer tap, bath with direct feed shower over, heated towel rail, extractor fan, part tiled walls, window to the front of the property and laminated flooring.

Bedroom One

13'3" x 12'4" (4.05m x 3.77m)

With two feature windows to the front of the property, chimney breast with built-in storage to both sides, radiator and carpeted flooring.

Bedroom Two

With radiator, chimney breast with built-in storage to either side, window to the rear of the property and carpeted flooring.

Internal Hallway

9'2" x 2'11" (2.80m x 0.91m)

With carpeted flooring.

Shower Room

9'3" x 3'2" (2.82m x 0.99m)

With WC, hand basin with mixer tap, shower cubicle with direct feed shower, partly-tiled walls, heated towel rail, extractor fan, downlighters, window to the right hand side of the property and laminated flooring.

Bedroom Three

16'0" x 9'6" (4.90m x 2.92m)

With slightly vaulted ceilings, wall lighting, radiator, window to the rear and right hand side of the property and carpeted flooring.

Rear Gardens

Set to lawns with mature borders of shrubs and trees, decking area, garden shed set to two areas with full opening end panel, feature pathways and boundary fencing to all sides. There is a further side garden of gravel and feature pathways, mature bushes and outside lighting.

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, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. 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: 9508-4013-7258-2893-7910

Directions

From the main A16 between Louth and Boston, at Ulceby Cross take the A1104 towards the town of Alford. On entering the out town of Alford, the property is located on the left hand side after 450m.

What3words///mostly.steam.narrowest

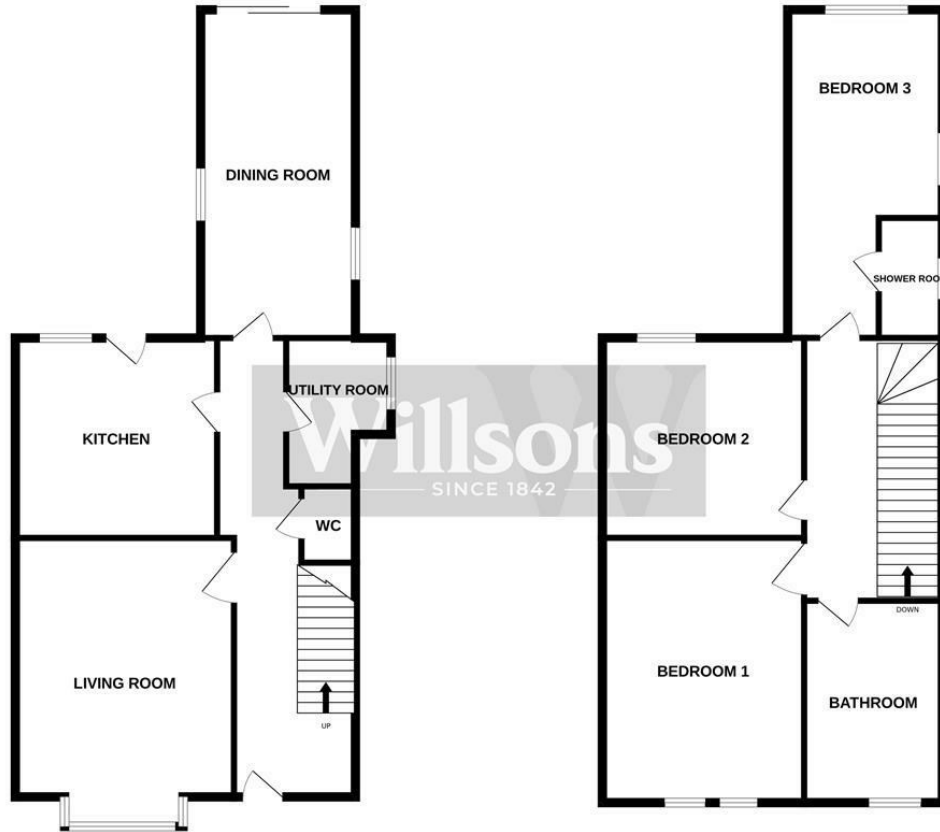
Viewing

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



GROUND FLOOR

1ST FLOOR



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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