



Willsons

'Farndale', Holywell Road, Alford

£232,500



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**Willsons**  
SINCE 1842



'Farndale', Holywell Road,  
Alford, Lincolnshire, LN13 9BB

### "AGENT'S COMMENTS"

*This well presented bungalow offers the good energy efficiency of a modern build and a turn-key ready home with attractive conservatory, off-road parking, low maintenance outside spaces including block-paved driveway . This bungalow offers easily accessible single-level living and is situated within walking distance from local amenities in the popular Market Town of Alford.*

### 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 and 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's and dentist's surgeries, a primary and two secondary schools, one of which is a grammar school. There are a variety of shops both independent and national. Eateries include pubs, restaurants, coffee shops and a variety of takeaways. Alford is a market town, with market days being on a Tuesday and Friday, as well hosting periodic craft markets. There are a range of clubs and societies for various ages.*



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### Front Of Property

Blocked paved driveway leading to the front of the property, low maintenance slate and concrete feature paving circle and outside lighting.

### Conservatory

12'5" x 12'9" (3.8m x 3.9m )

Of brick wall and uPVC window construction, fully glazed roof, uPVC external door, radiator, French Doors leading to the living room and laminated flooring.

### Living Room

17'4" x 12'5" (5.3m x 3.8m )

With gas fire 'log burner' on ornamental hearth, radiator, television point, windows to the front and side of the property and carpeted flooring.

### Kitchen

10'2" x 8'2" (3.1m x 2.5m )

With wall and base units, sink with drainer and mixer tap, space for undercounter appliance, space and plumbing for washing machine, space for freestanding cooker, integrated Worcester gas boiler in wall unit , fully tiled walls, window to the rear of the property and vinyl flooring.

### Hallway

14'9" x 3'11" max (4.5m x 1.2m max)

With telephone point, part-panelled walls, internal wooden window to conservatory and uPVC door leading to the conservatory and carpeted flooring.

### Bedroom One

14'8" x 9'9" (4.47m" x 2.97m")

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

### Bedroom Two

9'11" x 8'1" (3.02m" x 2.46m")

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

### Bathroom

8'2" x 6'6" (2.5m x 2.0m )

With WC, vanity unit with feature handbasin and mixer taps, bath with electric shower over and glazed screen, built-in full height storage (0.7mx0.8m) housing the immersion tank, chrome heated towel rail, extractor fan, fully tiled walls, window to the rear of the property and tiled flooring.

### Rear Garden

Low maintenance slate area, concrete pathway providing access to the right hand side of the property, outside tap, garden shed and property boundaries of fencing.

### 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 'B' 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 'D' .The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 4137-9124-4200-0906-6226

### Viewing

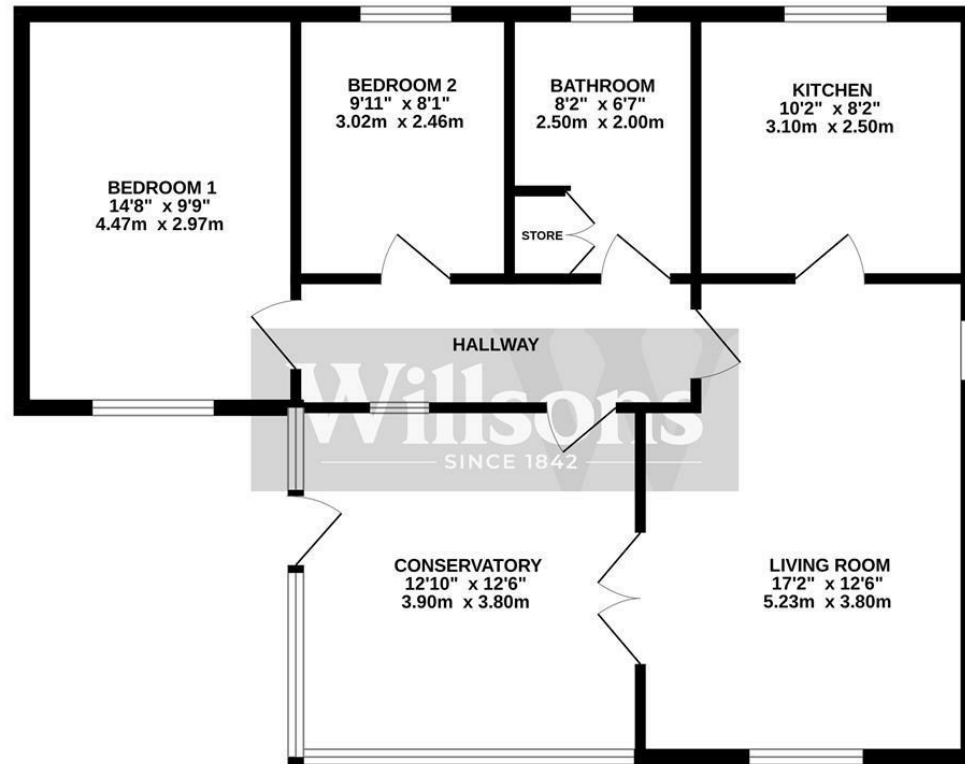
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town turning right onto the B1196 Willoughby Road. After 500m turn right into Hamilton Road, immediately left onto Parsons Lane and left again onto Holywell Road. The property can be found after 300m at the end of a short cul-de-sac.



## GROUND 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. Made with Metropix ©2024

### 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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