



23, Tothby Lane, Alford

£220,000



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Willsons
— SINCE 1842 —

23, Tothby Lane, Alford,
Lincolnshire, LN13 0AQ

"AGENT'S COMMENTS"

This attractive property is situated towards the outskirts of the popular Market Town of Alford and within walking distance of local amenities. Offering a full width conservatory, private west facing rear garden, utility room, off road parking and garage. Benefiting from gas fired central heating, mostly uPVC double glazing 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

With concrete driveway to right hand side of the property accessed via wrought iron gates, gardens set to lawn with slab pathways, further area of concrete hardstanding and boundaries of dwarf wall, hedging and fencing.

Entrance Hallway

14'5" max x 7'2" (4.4m max x 2.2m)

'T'-shaped hallway accessed via uPVC half glazed door and side panel with feature stained glass, airing cupboard (0.7m x 0.4m) housing the immersion tank, two radiators, fuse box, room thermostat, loft access and carpeted flooring.

Living Room

14'9" x 10'2" (4.5m x 3.1m)

With radiator, electric fire with hearth and surround, feature bay window to the front of the property and window to the right hand side, partially glazed internal door and carpeted flooring.

Kitchen

13'1" x 8'10" (4.0m x 2.7m)

With wall and base units, integrated gas hob and oven with extractor hood over, sink with 1.5 bowls, drainer and mixer tap, space and plumbing for washing machine, partially tiled walls, radiator, Baxi gas boiler, wooden internal door to utility, window to the front of the property and part-vinyl flooring.

Utility Room

10'5" x 7'2" (3.2m x 2.2m)

With window to the front of the property, external door to the rear garden and tiled flooring.

Conservatory

20'0" x 9'2" (6.1m x 2.8m)

Of brick wall and uPVC construction, polycarbonate style roof, two radiators, wall lighting, French doors leading to the rear garden and carpeted flooring.

Bedroom One

11'5" x 9'6" max (3.5m x 2.9m max)

With radiator, two full-height built-in wardrobes, wooden internal window to the conservatory and carpeted flooring.

Bedroom Two

9'6" x 9'6" (2.9m x 2.9m)

Walk-through bedroom to conservatory via French door, with radiator and carpeted flooring.

Bathroom

5'2" x 7'2" (1.6m x 2.2m)

With WC, wash basin, bath with direct feed shower over, radiator, wall lighting, partially tiled walls, window to the side of the property and vinyl flooring.

Garden

Enclosed rear garden set to lawn with concrete pathways, borders of mature shrubs, trees and planting, personnel gates to the either side of the property, outside tap, greenhouse and property boundaries of hedging and fencing.

Garage

With up and over garage door, concrete flooring, power and lighting, fuse box and window to the rear.

Tenure and 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 Reference Number: 0300-2740-2420-2695-5671

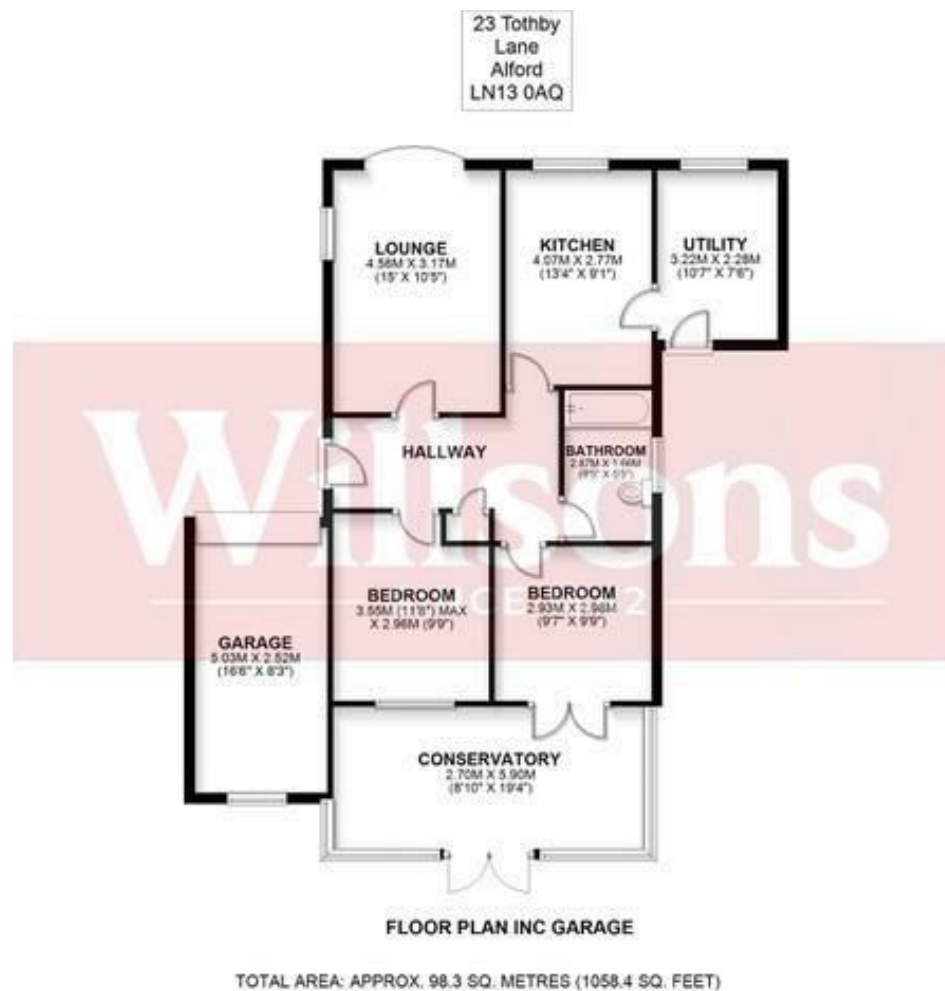
Directions

From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. On passing the Grammar School, turn left into Tothby Lane. The property can be found on the left after 240m. What3Words:///baseless.chaos.insist

Viewing

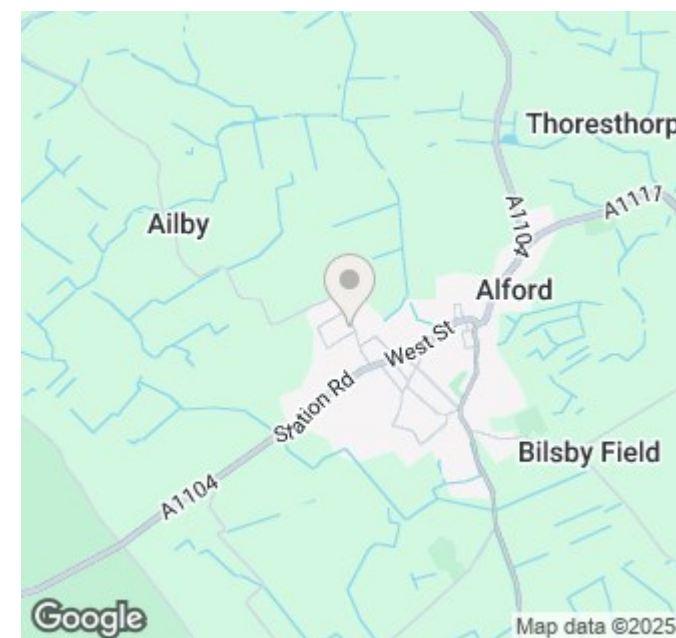
Viewing is strictly by appointment with the Alford office at the address shown below.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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.

