



18, Tothby Lane, Alford

£360,000



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**Willsons**  
SINCE 1842



18, Tothby Lane, Alford,  
Lincolnshire, LN13 0AG

### "AGENT'S COMMENTS"

*A sizeable family home situated towards the outskirts of the popular Market Town of Alford and within walking distance of local amenities. Offering bedrooms with walk-in storage and additional dressing room to the master bedroom, two bathrooms to include a ground floor shower room, open plan kitchen diner, orangery, a study, private rear garden, an over-height double garage with one door opening to 3m, separate workshop and ample parking. Benefitting from uPVC double glazing throughout, gas fired central heating 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 block paved driveway, large wooden double gates to the right and pedestrian gated access to the left-hand side of the property, raised gravels beds with mature shrubs and small trees, property boundaries of hedging, fencing and dwarf brick walls.

### Entrance Hallway

22'11" x 6'2" (7m x 1.9m)

With half glazed entrance doorway and side panel, radiator, wall lighting, open spindle staircase, window to the rear of the property and carpeted flooring.

### Living Room

17'4" x 14'5" (5.3m x 4.4m)

Dual aspect room with feature chimney breast with gas 'log burner' on tiled hearth, wall lighting, windows to the front and side of the property and carpeted flooring.

### Study

14'5" x 7'6" (4.4m x 2.30m)

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

### Open Plan Kitchen Diner

11'5" x 25'7" (3.50m x 7.8m)

With wall and base units, tiled splashback, Range Master cooker with gas five ring hob and two electric ovens with extractor hood over, integrated 3/4 height fridge, sink with one and a half bowls, mixer tap and integrated moulded draining board, radiator, windows to the front and rear of the property, sliding door to the conservatory and LVT click flooring.

### Orangery

11'9" x 10'5" (3.6m x 3.2)

Of brick wall and uPVC window construction with high level feature glass panels, solid insulated roof, zoned thermostat, radiator, French doors leading to the side of the property and side personal gate and LVT click flooring.

### Rear Entrance Hallway

8'6" x 33'1" (2.6m x 10.1m)

Leading to the utility room, wooden internal door to integrated garage, external door to the rear driveway and garden, vinyl flooring

### Utility Room

12'9" max x 9'10" (3.9m max x 3.0m)

With wall and base units, large sink with drainer and mixer tap, tiled splashback, space and plumbing for washing machine and dishwasher, larder unit housing Ariston gas boiler, radiator, window to the left-hand side of the property and vinyl flooring.

### Cloakroom / Pantry

5'6" x 3'7" (1.7m x 1.1m)

With shelving, loft access and vinyl flooring

### Ground Floor Shower Room

7'10" x 5'6" (2.4m x 1.7m)

With combination hand basin & WC vanity unit, low level shower tray, glazed shower panel and direct feed shower, heated towel rail, extractor fan, window to the left-hand side of the property and tiled flooring.

### Gallery Landing

22'11" x 6'6" (7.0m x 2.0m)

With open spindle banister, airing cupboard (1.0m x 1.0m) housing hot water cylinder immersion heater, zoned thermostat, radiator, window to the front and rear of the property and carpeted flooring.

### Bathroom

10'9" x 7'6" (3.3m x 2.3m)

With WC, bidet, hand basin with vanity mirror and lighting, bath with direct feed shower over and glazed shower panel, extractor fan, partially tiled walls, radiator, full-height built in storage, window to the rear of the property and tiled flooring.

### Bedroom One

14'5" x 13'5" max (4.4m x 4.1m max)

With dressing room (1.9m x 2.2m) and further walk-in storage cupboard (2.1m x 1.0m), radiator, wall lighting, window to the front of the property and carpeted flooring.

### Bedroom Two

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

With walk-in storage cupboard (1.7m x 1.0m), wall lighting, radiator, window to the rear of the property and carpeted flooring.

### Bedroom Three

11'5" x 11'1" max (3.5m x 3.4m max)

With walk-in storage cupboard (1.7m x 1.0m), wall lighting, radiator, window to the front of the property and carpeted flooring.

### Integral Over-Height Double Garage

20'4" x 18'0" (6.2m x 5.5m)

With electric roller shutter doors, one allowing for over-height entry up to 3m, fuse box, power and lighting, roof space with open trusses, internal door to rear entrance hall, window to the left-hand side of the property and concrete flooring.

### Workshop

14'5" x 11'1" (4.4m x 3.4m)

With power and lighting, roof space with open trusses, wooden external door and window to the rear, concrete flooring.

### Rear Garden

Enclosed rear garden set to lawn with areas of shrubs and flowers, raised dwarf wall patio with planted borders, sizeable block paved parking area accessed via large double wooden gates and property boundaries of hedging with 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 'E' 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](http://www.epcregister.com) Reference Number: 9610-3006-0201-1137-4204.

### Viewing

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

### 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 right after 235m.

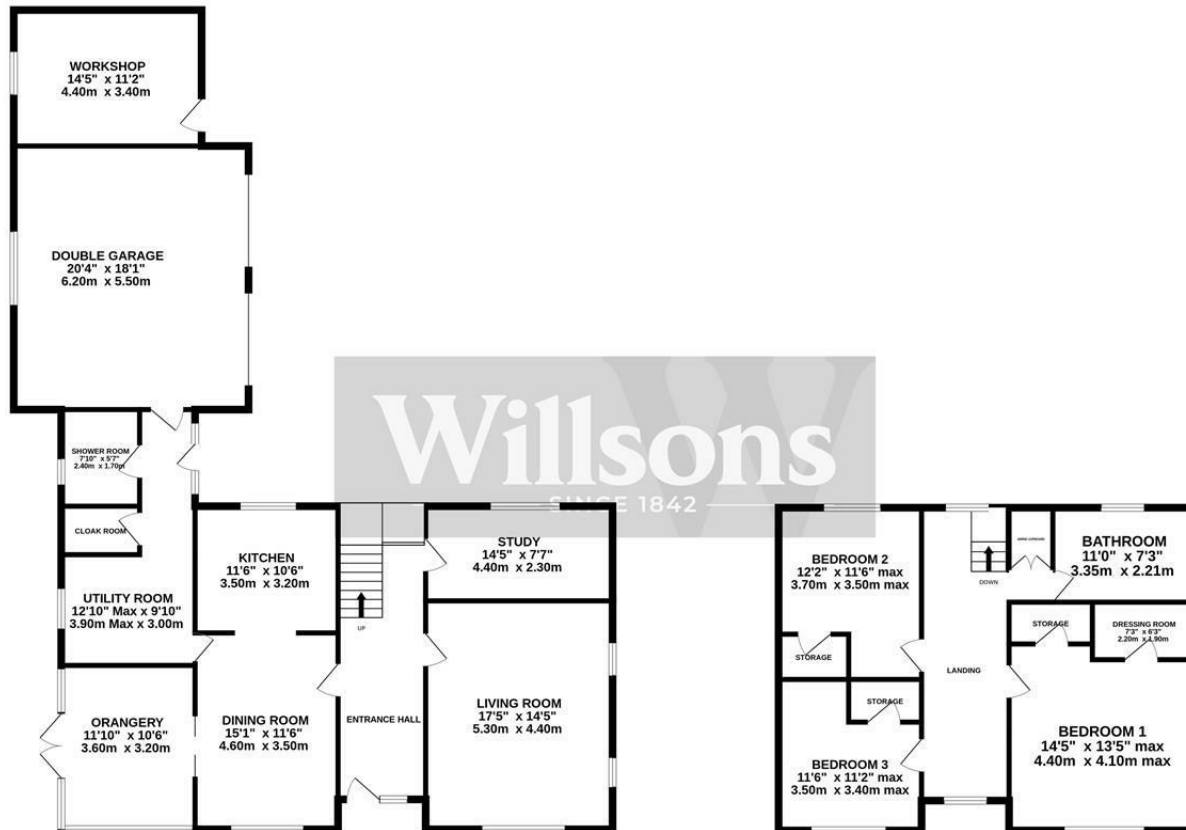
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GROUND FLOOR

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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