



29, Hamilton Road, Alford

£75,000



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**Willsons**

SINCE 1842



29, Hamilton Road, Alford,  
Lincolnshire, LN13 9HF

### "AGENT'S COMMENTS"

*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000*

*This traditional market town property is within walking distance of several schools and the local amenities and an ideal investment opportunity. Offering ground floor bathroom, spacious rear garden extending to circa 45m in length, recently modernised to include neutral decor and flooring. Benefitting from electric heating, uPVC double glazing throughout, low Council Tax band 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 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

With concrete hardstanding, concrete pathway leading to steps and front door and front property boundaries of dwarf fencing.

### Entrance Hallway

3'3" x 2'11" (1.0m x 0.9m )

With half glazed front door, fuse box and carpeted flooring.

### Living Room

10'9" x 10'9" (3.3m x 3.3m )

With chimney breast wall, electric radiator, under stairs storage cupboard (2.2m max x 0.8m), window to the front of the property and carpeted flooring.

### Kitchen

9'6" x 13'5" (2.9m x 4.1m )

With wall and base units, sink with mixer tap and draining board, cooker socket, extractor hood, chimney breast wall, full height storage cupboard, window to the rear of the property and vinyl flooring.

### Rear Hallway

2'7" x 3'3" (0.8m x 1.0m )

With uPVC door leading to the rear garden and vinyl flooring.

### Bathroom

6'2" x 7'2" (1.9m x 2.2m )

'L' shaped bathroom with WC, sink, bath with direct feed rainfall shower, partial uPVC wall boarding, window to the rear of the property and vinyl flooring.

### First Floor Landing

With carpeted flooring.

### Bedroom One

15'1" max x 9'6" (4.6m max x 2.9m )

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

### Bedroom Two

12'1" x 10'9" (3.7m x 3.3)

With loft access, electric radiator, over stairs storage cupboard (0.7m x 0.8m) housing the immersion tank, window to the front of the property and carpeted flooring.

### Rear Garden

Set to lawns with mature shrubs, areas of patio and property boundaries of brick walls, hedging and fencing.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### 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](http://www.epcregister.com) Reference Number: 1430-3720-8009-0563-0296

### 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. From the main high street in Alford turn right on to Hamilton Road. The property can be found after 165m on the left.

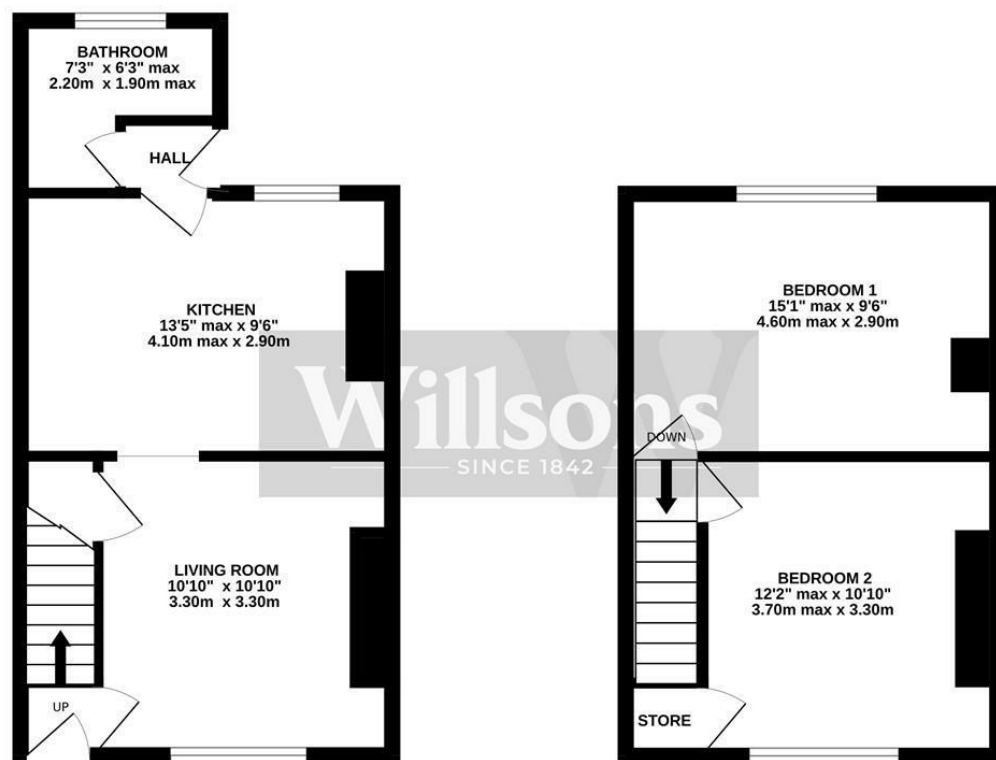
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GROUND FLOOR

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.

