



33, East Street, Alford

£325,000



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**Willsons**  
— SINCE 1842 —

33, East Street, Alford,  
Lincolnshire, LN13 9EL

### "AGENT'S COMMENTS"

*Situated on the outskirts of the popular Market Town of Alford and within walking distance of the local amenities. This sizeable property offers master bedroom with en-suite, triple aspect living room, conservatory, additional reception room, downstairs WC, integral garage and attractive cottage style gardens to the rear. Benefitting from resin-based driveways with dual access points, a combination of double and triple uPVC 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 independently accessed resin driveways, one with wrought iron gates, areas of lawn and concrete slabbing, mature shrubs and plants, resin pathway leading to the front and side of the property, pedestrian gate and property boundaries of fencing and dwarf brick wall.

### Entrance Hallway

7'6" x 6'10" (2.3m x 2.1m )

With uPVC front door with fully glazed panel, understairs storage cupboard (1.9m max x 0.8m) radiator, window to the side of the property and laminated flooring.

### Living Room

20'11" x 10'9" (6.4m x 3.3m )

Triple aspect room with chimney breast wall, two radiators, wall lighting, French Doors leading to the conservatory, windows to the front and side of the property and carpeted flooring.

### Conservatory

12'1" x 11'1" (3.7m x 3.4m )

Of dwarf brick wall and uPVC construction with polycarbonate roof, ceiling fan, radiator, French doors leading to the rear garden and tiled flooring.

### Dining Room

14'9" x 8'10" (4.5m x 2.7m )

Dual aspect room with full height storage cupboard full housing fuse box, radiator, windows to the front and side of the property and laminated flooring.

### Kitchen

18'0" x 9'10" (5.5m x 3.0m )

With wall and base units, ceramic sink with mixer tap and drainer, integrated oven and grill with ceramic hob, extractor hood, space and plumbing for washing machine, tiled splashback, radiator, loft hatch, window to the rear of the property and vinyl flooring.

### Rear Hallway

9'10" x 2'11" max (3.0m x 0.9m max)

With Viessman gas fired central heating boiler, door leading to the rear garden, high-level window to the kitchen and tiled flooring.

### WC

5'6" x 2'7" (1.7m x 0.8m )

With WC, wash basin, electric heated towel rail, window to the rear of the property and vinyl flooring.

### First Floor Landing

'L' shaped landing with airing cupboard (0.8m x 0.4m) housing the immersion tank, loft hatch, two radiators, window to the rear of the property and carpeted flooring.

### Master Bedroom

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

With built-in wardrobes, additional full height storage cupboard (0.9m x 0.6m), radiator, window to the front of the property and carpeted flooring.

### En-Suite

With WC and wash basin combination unit, shower enclosure with electric shower, partial wooden wall boarding, electric radiator, window to the rear of the property and vinyl flooring.

### Bedroom Two

11'9" max x 8'10" (3.6m max x 2.7m )

With built-in wardrobes and shelving, radiator, window to the front of the property and carpeted flooring

### Bedroom Three

10'5" x 7'10" (3.2m x 2.4m )

With chimney breast wall and built-in wardrobes, radiator, window to the front of the property and carpeted flooring.

### Bedroom Four

10'5" x 9'10" (3.2m x 3.0m )

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

### Bathroom

8'10" max x 5'2" (2.7m max x 1.6m )

With WC wash basin combination unit, 'P' shaped spa-style bath with direct feed shower over, wall unit, heated towel rail, fully tiled walls, window to the rear of the property and tiled flooring.

### Rear Garden

Cottage style garden with mature planting set to lawn with concrete slabbed patio area, feature pathways, borders of mature shrubs, trees and flowers, summer house, potting shed and additional storage shed, outside tap, further area of slabbed hard-standing to the side of the property with pedestrian gate and resin pathway to the front driveway and boundaries of fencing and decorative brick wall.

### Garage

16'0" x 10'9" (4.9m x 3.3m )

With up-and-over door, workbench, power and lighting, personnel door leading to the rear garden, window to the rear and concrete flooring.

### 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 'D' 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: 6335-6125-6500-0288-0206

### Viewing

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

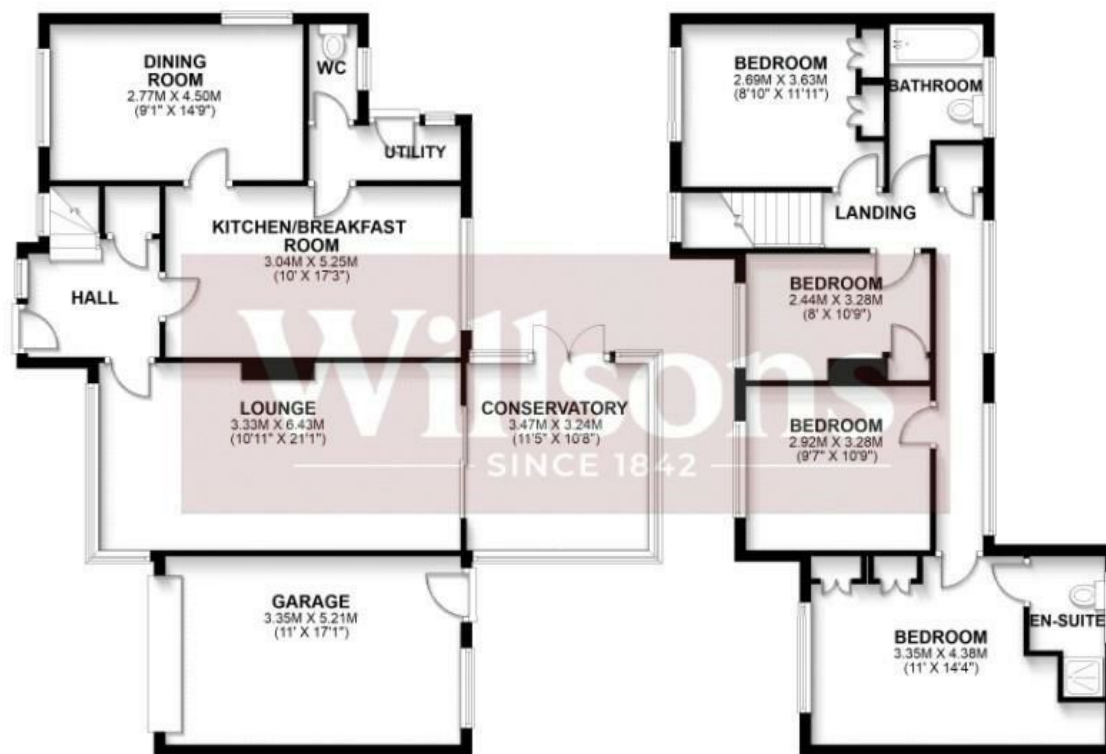
### Directions

From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. Travel through Alford leaving the town towards Mablethorpe/Sutton-on-Sea. The property can be found on the right just after Spendluffe Avenue.

[What3words.com/rashers.apartment.newest](http://What3words.com/rashers.apartment.newest)



33 East Street  
Alford  
LN13 9EL



**FLOOR PLAN INC GARAGE & CONSERVATORY**

**TOTAL AREA: APPROX. 153.9 SQ. METRES (1656.3 SQ. FEET)**

## 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.



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