



7 Park Road, Alford  
£119,950



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**Willsons**  
SINCE 1842



7 Park Road, Alford  
Lincolnshire, LN13 9DW

### "AGENT'S COMMENTS"

*A recently renovated traditional terraced cottage offering bright neutral décor throughout, newly installed kitchen and appliances with warranty, open plan dining kitchen and low maintenance courtyard garden with additional external store to the rear. Benefitting from uPVC double glazing and gas central heating throughout, the property is situated on a quiet no-through road within walking distance of the local amenities in the popular Market Town of Alford. The property is brought to market with 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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<https://www.willsons-property.co.uk>

### Front of Property

With uPVC double glazed entrance door into the living room.

### Living Room

11'11" x 11'5" (into chimney recess) (3.64m x 3.50m (into chimney recess) )

With new electric feature fireplace, radiator, recessed downlighting, painted hardboard flooring and window to the front of the property.

### Dining Kitchen

15'10" x 12'0", 11'8" (4.84m x 3.66m, 3.57m)

Newly installed kitchen with wall and base units, appliances to include oven, integrated ceramic hob with extractor over (all with warranty), tiled splash-back, sink with 1.5 bowls, drainer and sawn neck mixer tap, space and plumbing for under-counter appliance, radiator, under-stairs storage cupboard, painted hardboard flooring and window over the rear courtyard garden.

### Rear Porch

2'10" x 2'10" (0.88m x 0.87m)

With uPVC double glazed rear entrance door and coat hooks.

### Bathroom

6'10" x 5'4" (2.10m x 1.64m)

With bath, wash basin, WC, partially tiled walls, radiator, gas combination boiler, painted hardboard flooring and obscured window to the side of the property.

### First Floor Landing

With return stairs from the dining kitchen.

### Bedroom One

11'11" x 11'5" into chimney recess (3.64m x 3.50m into chimney recess)

With chimney breast wall, radiator, painted hardboard flooring and window to the front of the property.

### Bedroom Two

12'1", 8'8" x 6'3" (3.69m, 2.65m x 1.91m)

With deep half-height storage cupboard over the stairs, radiator, window to the rear of the property and painted hardboard flooring.

### Rear Courtyard Garden

Low maintenance rear courtyard with additional brick storage room. The property has a pedestrian right of way over the neighbouring properties through the arched passageway onto Park Road.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, gas, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'A' 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 D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9294-1003-1208-5179-0200.

### Directions

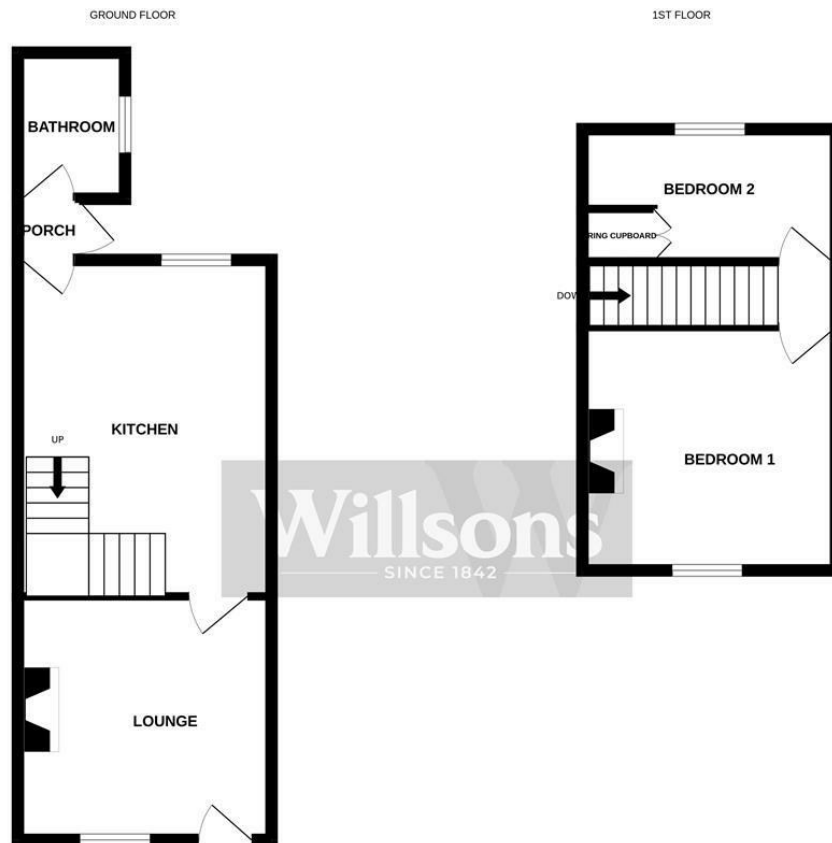
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. From the main high street in Alford and immediately after passing our offices, turn left into Park Road. The property can be found on the right after 150m.

What3words///choice.degree.lengthen

### Viewing

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

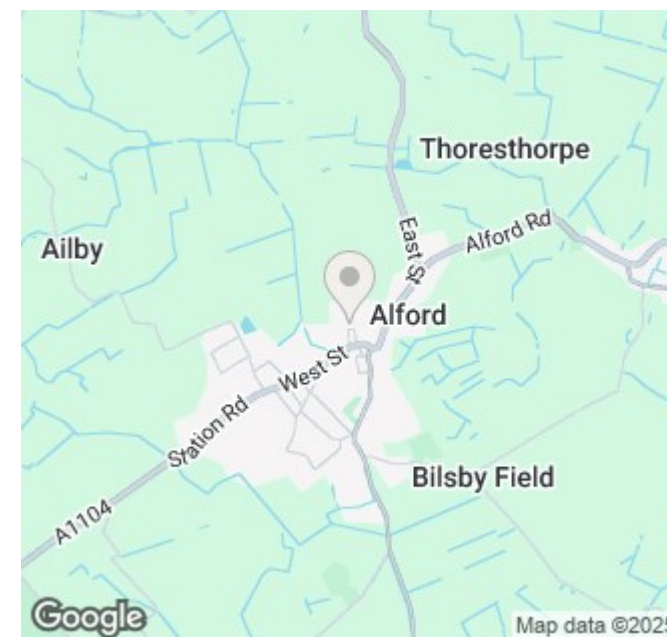




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



**ALFORD 124 West Street 01507 621111**

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