



8, Staveley Road, Alford

£850 Per Month



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**Willsons**  
— SINCE 1842 —



8, Staveley Road,  
, Alford,  
Lincolnshire, LN13 0PN

### "AGENT'S COMMENTS"

*Fully re-furnished three bedroom detached bungalow located within a quiet cul-de-sac close to local amenities in the market town of Alford. Property benefits from UPVC double glazing and gas central heating throughout. The property consists of three double bedrooms, a modern bathroom, and a brand new fitted kitchen with integrated double electric oven and grill, 4-ring gas hob and an integrated under counter fridge. The property has a private back garden and a spacious garage. Private parking for two cars. Council Tax Band B. EPC Rating C. Deposit £980.76*

LOCATION

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SINCE 1842

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<https://www.willsons-property.co.uk>



### Viewings and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Accommodation

Access via private driveway leading to

#### Entrance Hall

3'8" x 2'7" (1.14 x 0.79)

UPVC Front door, Gas central heated radiator, Loft access, Electric Fuse box, Smoke detector, Light fittings, Sockets and switches.

#### Kitchen

7'4" x 11'10" (2.24 x 3.62)

UPVC Double Glazed window with fitted roller blinds, Gas central heated radiator, Heated towel radiator, Gas boiler, Stainless steel sink with drainer and mixer tap, Integrated double oven and grill, Countertop Gas four ring hob, Overhead modern extractor fan, Range of base and wall units, Integrated under counter fridge, Space and plumbing for washing machine, Serving hatch to living room, Smart meter, Half tiled walls throughout, Light fitting, Sockets and switches

### Living room

17'10" x 14'8" (5.46 x 4.49)

Double UPVC double glazed bay windows with fitted vertical blinds, Gas central heated radiator, Vertical Gas central heated radiator, Electric fireplace, Internet port, Aerial, Extractor vents, Light fitting, Sockets and switches

### Bathroom

6'5" x 5'9" (1.98 x 1.77)

UPVC Double glazed window with fitted roller blind, Heated towel radiator, Toilet with hidden cistern, Semi-inset sink with mixer tap and under counter storage, Counter units and storage space, Shower cubicle with modern rainfall shower, Mirrored storage cupboard, Extractor fan, Light fitting

### Bedroom 1

10'1" x 9'7" (3.08 x 2.94)

UPVC Double glazed window, Gas central heated radiator, Built in wardrobe with triple sliding doors with shelving and rails, Light fitting, Sockets and switches

### Bedroom 2

9'4" x 9'8" (2.86 x 2.95)

UPVC double glazed window, Gas central heated radiator, Internet port, Light fitting, Sockets and switches

### Bedroom 3

7'9" x 9'2" (2.38 x 2.81)

UPVC double glazed window with fitted vertical blinds, Gas central heated radiator, Light fitting, Sockets and switches

### Garage

18'8" x 8'3" (5.71 x 2.52)

### Back garden





## 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.

