



1 South View, Alford Road, Bilsby
£159,950



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Willsons
— SINCE 1842 —

1 South View, Alford Road,
Bilsby, Alford,
Lincolnshire, LN13 9PY

"AGENT'S COMMENTS"

This semi-detached cottage offers two bedrooms, dining kitchen with separate living room, off-road parking to a generous driveway and sizeable garden with views over open fields. Benefitting from uPVC double glazing throughout (excluding the entrance porch) and with LPG gas-fired central heating from a Calor storage tank, the property is located within walking distance of the amenities of both Bilsby and Alford and is situated in semi-rural location.

LOCATION

Bilsby is a rural village offering a fuel filling station and local shop, parish church, is connected by local bus routes and is situated approximately six miles from the east coast & one mile east of the market town of Alford. 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 as hosting periodic craft markets. There are a range of clubs and societies for various ages.



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Front of Property

With gravel driveway leading to the left and right providing areas of parking, concrete pathway and external lighting to the front of the property and gated access to a fenced area to the side of the property and leading to the external porch.

Entrance Porch

11'9" x 4'7" (3.6m x 1.4m)

Accessed via French doors and of wooden construction with polycarbonate roof and double glazed units, wooden internal door to the hallway, lighting and tiled flooring.

Dining Kitchen

18'8" x 10'2" (5.7m x 3.1m)

With range of wall and base units, integrated oven and electric hob with extractor over, space for a free standing fridge freezer and plumbing for a washing machine, partially tiled walls, sink with mixer tap and drainer, understairs storage cupboard, room thermostat, radiator, window to the rear of the property and tiled flooring.

Living Room

11'1" x 12'5" (3.4m x 3.8m)

With chimney breast wall, fireplace aperture and bricked hearth, radiator, window to the front of the property and carpeted flooring.

Bathroom

7'2" x 5'6" (2.2m x 1.7m)

Bath with electric shower over, WC, washbasin, radiator, tiled walls, window with obscure glazing and tiled flooring.

Internal Hallway

6'10" x 2'7" (2.1m x 0.8m)

Open plan to the kitchen with high level fuse box, radiator, internal partially glazed wooden door to the entrance porch and tiled flooring.

Bedroom One

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

With a range of full height fitted wardrobes, chimney breast wall with additional full height built-in storage cupboard to the left, radiator, high level partially vaulted ceilings, window to the front of the property and carpeted flooring.

Bedroom Two

9'2" x 10'2" (2.8m x 3.1m)

With radiator, loft access, high level partially vaulted ceilings, window with views over open fields to the rear and carpeted flooring.

Garden

Garden set primarily to lawn with open views over fields to the rear, area of decking with corner 'bar', external sockets and heat lamps, wall tap, areas of gravel, mature shrubs and plants, Calor gas storage tank and partially enclosed boundaries of hedging and fencing.

Garage

Concrete sectional garage with up-and-over garage door, pedestrian door to the right and concrete flooring.

Services

We understand that mains water, electric and drainage are connected to the property. There is an LPG gas central heating system installed at the property with an LPG Calor storage tank located in the garden.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

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 Reference Number: 8171-6427-7680-9124-9992

Viewing

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

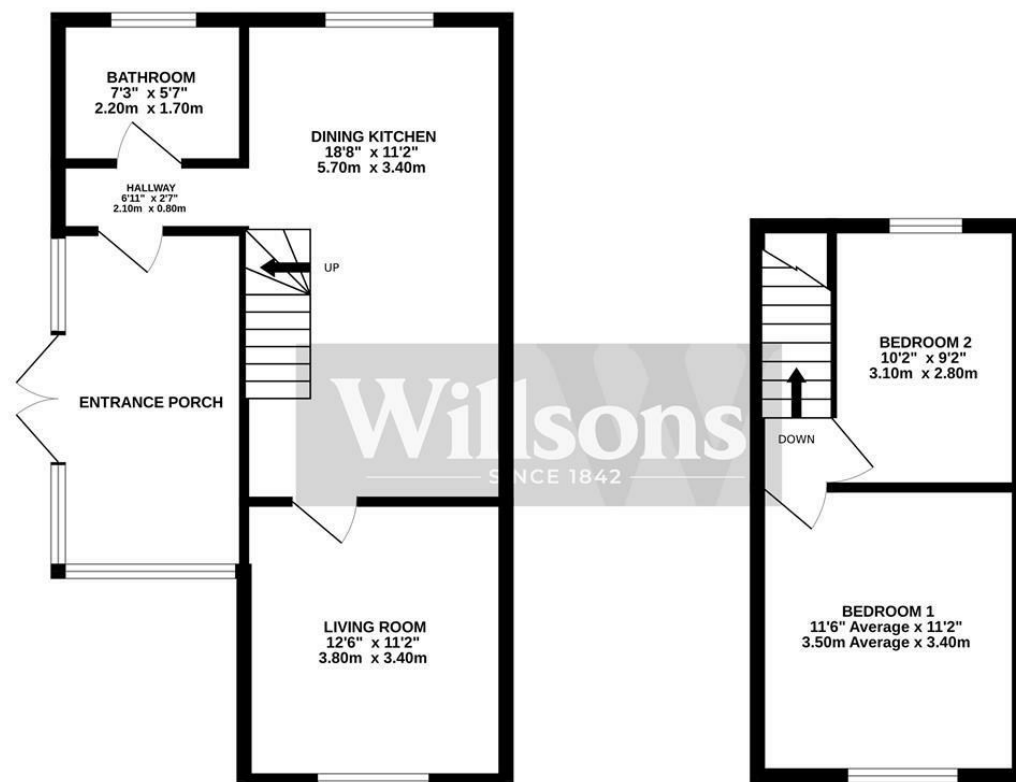
Directions

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 Sutton-on-Sea on the A1111, Bilsby Road. The property can be found on the left just before entering the main village of Bilsby. What3words ///irritate.conquest.hatter



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.

