



Willsons

"Pont Lobos", 4 Millers Way, Alford

£230,000



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Willsons
— SINCE 1842 —

"Pont Lobos", 4 Millers Way,
Alford, Lincolnshire, LN13 9EU

"AGENT'S COMMENTS"

This nicely presented two bedroom bungalow offers well proportioned living room, dining room with sliding door to the patio, kitchen with seperate utility and direct access to the private south-west facing garden. The property benefits from an integral garage and driveway, gas-fired central heating, double glazing throughout and is located on a popular cul-de-sac within easy walking distance of local amenities in the Market Town of Alford.

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

Open plan frontage set to low maintenance gravel interspersed with mature shrubs, decorative concrete slab pathway leading to the front door and further concrete pathways to the front and right of the property, concrete driveway leading to the integral garage and external lighting.

Entrance Hallway

11'9" x 4'3" (3.6m x 1.3m)

With uPVC partially glazed front door with glazed side panel, loft access with pull down ladder, radiator, room thermostat; leading to internal hallway via archway.

Living Room

16'4" x 11'9" (5m x 3.6m)

With central chimney breast wall with feature illuminated electric fire, hearth and mantle, wall lighting, radiator, window to the front of the property and carpeted flooring.

Dining Room

9'10" x 8'10" (3.0m x 2.7m)

With radiator, carpeted flooring and sliding patio doors to the rear garden.

Kitchen

8'10" x 9'10" (2.7m x 3.0m)

With a range of wall and base units, gas-fired heating boiler and controls, sink with two bowls and mixer tap, space and socket for free standing electric cooker with extractor over, radiator, space for under counter refrigerator, partially tiled walls, window with views over the rear garden and vinyl flooring.

Utility

6'6" x 6'6" (2.0m x 2.0m)

With space and plumbing for washing machine and freestanding fridge freezer, radiator, half glazed external door and window to the rear garden and vinyl flooring.

Internal Hallway

6'6" x 2'7" (2.0m x 0.8m)

Bedroom One

11'9" x 8'2" (3.6m x 2.5m)

With integral wardrobe (0.4m x 1.1m) also housing fuse box, radiator, window to the rear of the property and carpeted flooring.

Bathroom

9'10" max x 7'6" max (3.0m max x 2.3m max)

'L'-shaped room with WC, wash basin, 'P'-shaped bath with rainfall shower over, radiator, partially tiled walls and window with obscured glazing to the rear of the property and vinyl flooring. There is an airing cupboard (1.1m x 0.6m) housing in the immersion tank with built-in shelving.

Bedroom Two

9'10" x 11'9" (3.0m x 3.6m)

With fitted wardrobes to one wall (1.8m x 0.6m), radiator, window to the front of the property and carpeted flooring.

Integral Garage

22'7" x 8'10" (6.9m x 2.7m)

With up-and-over garage door, shelving, power and lighting, pedestrian door and window with obscured glazing to the rear garden and concrete flooring.

Garden

Private south-west facing garden with no overlook set to lawn and low maintenance gravel with concrete slab patio and pathways, gated access to the right of the property, small trees and nature pond, external wall tap, power and lighting, pedestrian door to the garage and enclosed boundaries of hedging and fencing.

Tenure & Possession

Th 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 'C' 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 'TBC'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: Awaiting Report

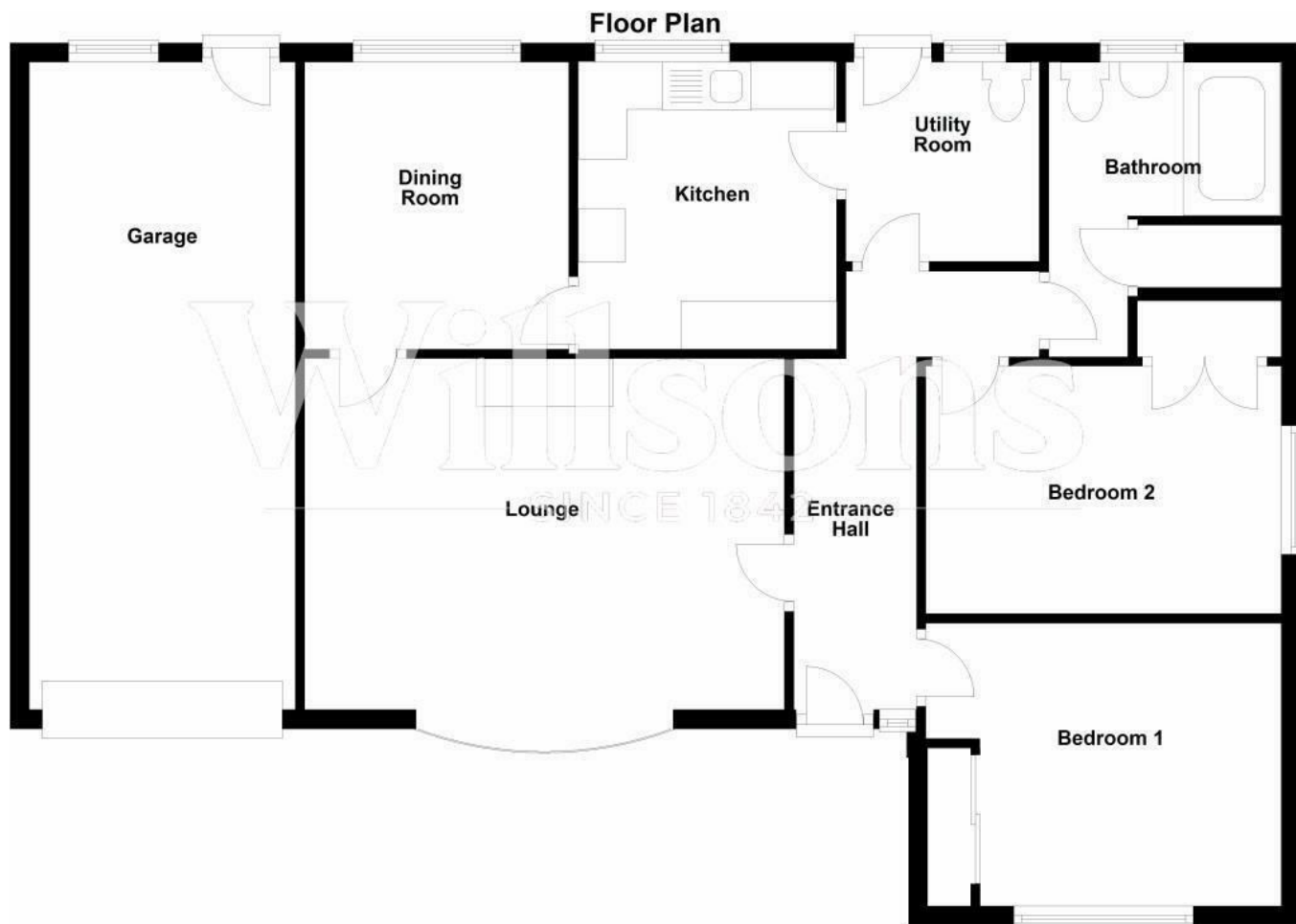
Directions

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. Turn right immediately after the small filling station into Millers Way. The property can be found on the right after 90m.
What3words:///snug.without.portfolio

Viewing

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





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.

