Westlea, Thurlby Road, Bilsby

£275,000

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Willsons
SINCE 1842

Westlea, Thurlby Road, Bilsby, Alford, Lincolnshire, LN13 9PU

"AGENT'S COMMENTS"

This once quite grand three bedroom house sits on a large plot of 0.22 acres set to gardens to both the side and rear and requires full renovation to once again provide a sizeable family home. With three reception rooms and double height central hallway, two bathrooms, one to each floor, and a large garage/workshop and driveway, the property benefits from gas central heating and has mostly wooden windows. Located in a popular village location and within easy walking distance of the local shop, Post Office and filling station, this property is brought to the market with no onward chain and is crying out for a new lease of life from a keen renovator/developer!

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 hosting periodic craft markets. There are a range of clubs and societies for various ages.

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Front of Property
With block paved driveway to the right of the property leading to the detached garage/workshop, area of lawn to the front of the property, concrete pathways leading to the front and side porches, external lighting and boundaries of hedging and fencing.

Front Porch
With wall lighting and wooden external door and window.

Living Room
13'5" x 20'0" (4.1m x 6.1m)
Dual aspect room with floating chimney breast wall with fire, hearth and built-in shelving to one side, wall lighting, two radiators, carpeted flooring, internal glazed door to the front porch and wooden windows with secondary glazing to the front and side of the property.

Dining Room
13'5" x 12'1" (4.1m x 3.7m)
With electric fire and mantle, full height built-in storage cupboards, carpeted flooring and wooden window with secondary glazing to the front of the property.

Internal Hallway
Double height central hallway with gallery staircase and landing, wooden window with secondary glazing to the rear garden, radiator and carpeted flooring.

Office Room
11'1" x 7'10" (3.4m x 2.4m)
Dual aspect room with radiator, carpeted flooring and wooden windows with partial secondary glazing.

Ground Floor Shower Room
With WC, shower cubicle, wash basin vanity unit, tiled walls, towel rail, carpeting flooring and wooden window with obscured glazing.

Kitchen
17'0" x 6'6" (5.2m x 2.0m)
Dual aspect room with a range of wall and base units, eye level oven, electric hob with extractor over and cooker socket, sink with two bowls, central mixer tap and two draining boards, wall hung central heating boiler and boiler controls, high-level cupboard containing fuse box, radiator, tiled walls, carpeted flooring, wooden windows to the side and rear and internal half-glazed door to entrance porch.

Side Entrance Porch
Dual aspect porch with vinyl flooring, wooden windows and external door.

Gallery Landing
11'1" max x 8'10" max (3.4m max x 2.7m max)
Elaborate central gallery landing with loft access, walk-in storage cupboard, carpeted flooring, partially vaulted ceilings and wooden dormer window with secondary glazing.

Bedroom One
13'5" x 14'5" (4.1m x 4.4m)
Dual aspect room with chimney breast wall, radiator, partially vaulted ceilings, carpeted flooring, uPVC double glazed dormer window and further uPVC double glazed window to the side.

Bedroom Two
12'5" x 13'1" (3.8m x 4.0m)
With radiator, partially vaulted ceilings, carpeted flooring and uPVC double glazed dormer window.

Bedroom Three
12'1" x 11'9" max (3.7m x 3.6m max)
Dual aspect room with radiator, partially vaulted ceilings, carpeted flooring, wooden dormer window and views over the rear garden and further wooden window to the side.

Bathroom
11'1" x 10'2" (3.4m x 3.1m)
With WC, bath, wash basin vanity unit, full wall of built-storage cupboards. radiator, tile walls, vaulted ceilings, carpeted flooring and wooden window with secondary glazing to the side.

Garden
With the plot extending to 0.22 acres, the large gardens are set to lawns with large amounts of overgrowth, a variety of mature trees, bushes and fruit trees with boundaries of hedging and fencing.

Garage Workshop
Large garage workshop with two sliding doors, power, lighting and concrete floor.

Additional Notes
A planning consultation has been conmissioned in respect of the site. Inspection of this appraisal is held at our offices and can be provided on request.

Tenure and 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. Gas is assume available at the property however appears to be capped off, with the meter removed. Buyers should make their own enquiries to ensure availability of supply.

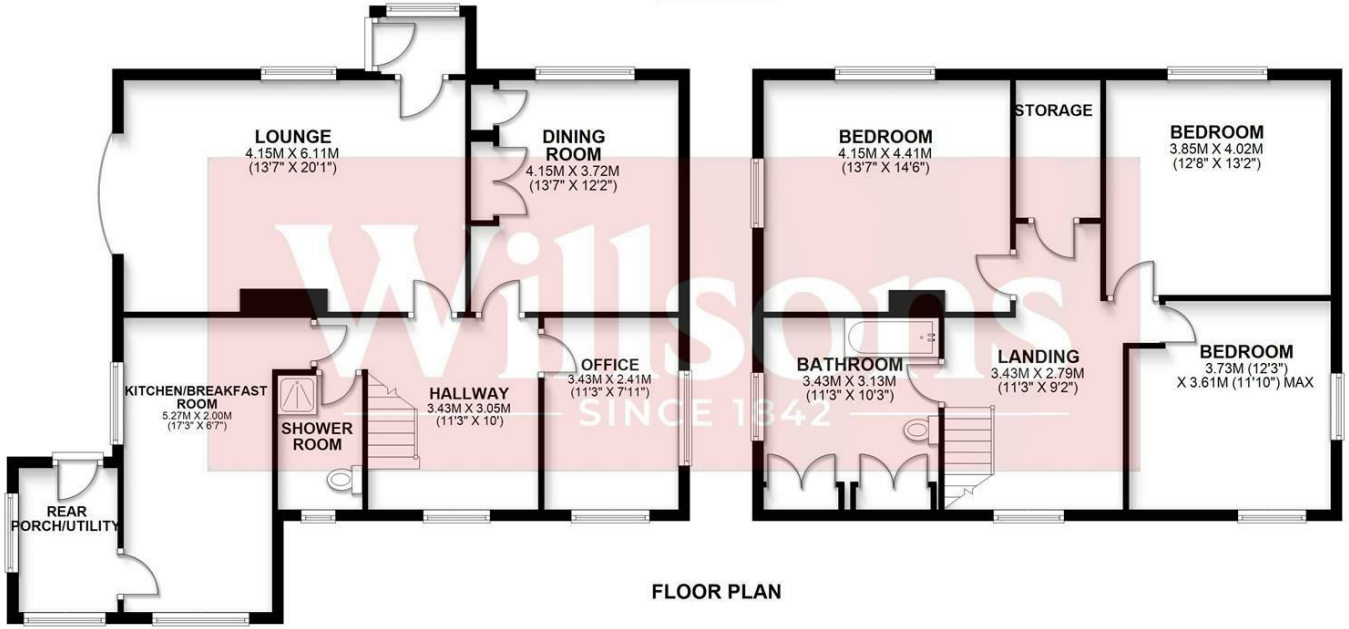
Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

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 Certificate.

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 toward the village of Bilsby. Travel through the village and after the filling station turn right onto Thurlby Road. The property can be found on the left after 35m.
What3words///flocking.described.silence

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

Westlea
Thurlby
Road
Bilsby
Alford
LN13 9PU



FLOOR PLAN

TOTAL AREA: APPROX. 165.8 SQ. METRES (1784.8 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.