



Willsons

8, Millers Way, Alford

£239,950



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Willsons
— SINCE 1842 —

8, Millers Way, Alford,
Lincolnshire, LN13 9EU

"AGENT'S COMMENTS"

This three bedroom bungalow offers a well proportioned dual aspect living room, shower room with full-width walk-in shower, kitchen and seperate dining room (or third bedroom) as well as lean-to sunroom with views over the private south-west facing garden. The property benefits from an attached garage with electric door and driveway, gas-fired central heating, primarily from double glazing and is located on a popular cul-de-sac within easy walking distance of local amenities in the Market Town of Alford. The property is brought to the 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.



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

Front property

Open plan frontage set to lawns with concrete driveway leading to the right of the property and onward to the attached garage, concrete slab footpath to the front of the property, borders of mature plants and shrubs, pedestrian gate to the right providing access to the rear garden and boundaries of fencing.

Entrance Hallway

17'0" x 10'2" x 2'7" min (5.2m x 3.1m x 0.8m min)

'L'-shaped internal hallway leading to all rooms with uPVC partially glazed front door and side panel, cloak cupboard (1.0m x 0.6m) housing consumer unit and shelving, additional airing cupboard (0.7m x 0.6m) with radiator and built-in shelving, room thermostat, radiator, loft access and carpeted flooring.

Living Room

16'8" x 10'9" (5.1m x 3.3m)

Dual aspect room with central chimney breast wall with electric fire, hearth and mantle, radiator, carpeted flooring, feature bay window to the front of the property and further window to the side.

Kitchen

11'1" x 9'2" (3.4m x 2.8m)

With a range of wall and base units, space and socket for freestanding electric cooker, sink with two individual taps and draining board, space and plumbing for washing machine, space for under counter fridge, wall mounted Worcester gas combination boiler concealed in wall unit, radiator, extractor fan, vinyl flooring and window with views over the rear garden.

Lean-to Sun Room

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

Metal framed greenhouse style lean-to sun room with full single glazed panes and polycarbonate style roof with sliding patio doors to the rear garden, radiator, tiled flooring, wooden internal window to the dining room and wooden partially glazed internal door to the kitchen.

Bedroom One

11'9" x 9'6" (3.6m x 2.9m)

With radiator, carpeted flooring and window to the front of the property.

Bedroom Two

11'1" x 8'10" (3.4m x 2.7m)

With radiator, carpeted flooring and window to the side.

Bedroom Three / Dining Room

9'6" max x 9'2" max (2.9m max x 2.8m max)

'L'-shaped bedroom or dining space with radiator, vinyl flooring and wooden double glazed window to the conservatory.

Shower Room

6'2" x 7'2" (1.9m x 2.2m)

With full width walk-in shower with glazed shower panel and uPVC showerboard surround, pedestal sink with mixer tap, WC, radiator, extractor fan, partially tiled walls, vinyl click flooring and window with obscure glazing to the side.

Garden

South-facing rear garden with no overlook set to lawns with borders of mature flowers and plants, concrete slab patio, concrete pathways to either side of the property leading to gated access to the right hand side of the garage, wooden garden shed, external tap and enclosed boundaries of fencing.

Attached Garage

With electric up-and-over garage door, power and lighting, concrete flooring and window to the rear.

Tenure & 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.

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 'C'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9310-2366-2590-2925-8645

Viewing

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

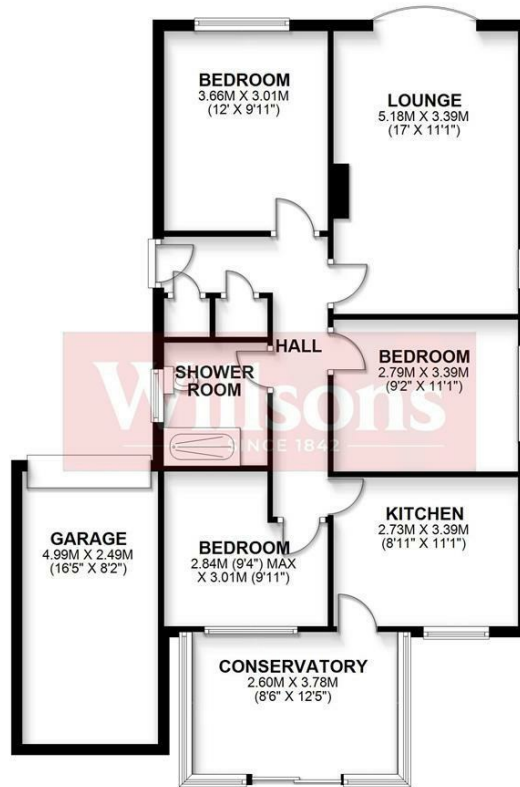
Directions

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 Mablethorpe/Sutton-on-Sea. Turn right immediately after the small filling station into Millers Way. The property can be found on the right after 120m.

What3words/////occurs.sprains.rucksack



8 Millers Way
Alford
LN13 9EU



FLOOR PLAN INC GARAGE & CONSERVATORY

TOTAL AREA: APPROX. 94.0 SQ. METRES (1011.9 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.

