



Dunster, Alford Road, Bilsby

£975



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**Willsons**  
— SINCE 1842 —



Dunster, Alford Road,  
Bilsby, Alford,  
Lincolnshire, LN13 9PY

### "AGENT'S COMMENTS"

*An attractively presented and spacious detached 3-bedroom bungalow located in Bilsby within the popular market town of Alford. This property comprises of 3 spacious bedrooms with one located above the detached garage. The property benefits from a private driveway with off-road parking and large front and rear gardens.*

### LOCATION



**Willsons**  
SINCE 1842

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T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
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### How to apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

### Viewings

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

### Holding deposit

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.

### Deposit

This property requires a deposit of 5 weeks' rent - totalling £1125.00.

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

### Accommodation

Spacious 3-bedroom detached bungalow with off road parking, based in the market town of Alford.

### Entrance

uPVC double glazed front door, uPVC double glazed windows, Light fitting, Sockets and switches

### Hallway

3'4" x 5'8" (1.04 x 1.75)

Single glazed wooden door and windows leading to front door, Single glazed wooden door and windows to lounge, Gas central heated radiator, Built in Shelf, Access to loft via hatch, Telephone point, Wall lighting, Light pendants with shades, Sockets and switches.

### Lounge

24'10" x 12'4" (7.59 x 3.76)

uPVC double glazed windows with fitted blinds and curtain poles, Gas central heated radiators, Built in media unit with electric fireplace, TV aerial, Internet and phone point, Light pendants, Sockets and switches

### Kitchen

14'2" x 10'1" (4.32 x 3.08)

uPVC double glazed windows with fitted blinds and curtain poles, Gas central heated radiator, Range of wall and base units, Integrated gas double oven with grill, Countertop 4 ring electric hob, Overhead extractor fan, Half stainless steel sink with drainer and mixer tap, Tiled splashback, Aerial point, Strip light, Sockets and switches

### Utility

8'6" x 6'11" (2.61 x 2.11)

uPVC double glazed window with fitted blinds and curtain pole, Wooden single glazed door leading to garden, Gas central heated radiator, Gas boiler, Range of base units, Stainless steel half sink with drainer and mixer tap, Fridge and freezers gifted, Walk in shower cubicle with curtain and electric shower, Extractor fan, Wall mounted mirror, Coat hooks, Strip lights, Sockets and switches

### WC

2'6" x 3'9" (0.78 x 1.16)

Single glazed wooden window, Close coupled toilet, Fitted toilet roll holder, Light pendant, Switch.

### Dining room

13'11" x 10'6" (4.26 x 3.22)

uPVC double glazed French doors leading to conservatory with fitted curtain pole, Gas central heated radiator, Aerial and telephone point, Light pendant with shade, Sockets and switches.

### Bathroom

6'4" x 8'8" (1.94 x 2.65)

uPVC Double glazed window, Gas central heated towel radiator, Pedestal sink with taps, Close coupled toilet, Walk in shower cubicle with glass screen and mains shower, Wall mounted mirror with light, Tiled walls, Pull cord, Light fitting.

### Bedroom 1

10'5" x 12'10" (3.19 x 3.93)

uPVC double glazed window, Gas central heated radiator, Built in wardrobes with shelving, Double chest of drawers, Bedside table with drawers, TV point, Light pendant with light shade, Sockets and switches.

### Bedroom2

10'1" x 10'11" (3.09 x 3.33)

uPVC Double glazed window with fitted blinds and curtains, Gas central heated radiator, Wardrobe, Wall mounted shelving, Mounted wall lights, Light pendant with light shade, Sockets and switches.

### Bedroom 3

10'4" x 16'9" (3.16 x 5.11)

uPVC double glazed vellux windows with fitted blinds, Gas central heated radiator, Access to eaves, Aerial point, Spotlights, Sockets and switches.

### Sun room

10'8" x 11'9" (3.27 x 3.59)

uPVC double glazed throughout, Gas central heated radiator, Corrugated Plastic roofing, Fitted blinds on windows, Aerial point, Thermostat, Light pendant with shade, Sockets and switches.

### Services

Gas central heating throughout, Mains electric





## 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.

