

11, Chauntry Road, Alford

£140,000

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Willsons

SINCE 1842

11, Chauntry Road, Alford, Lincolnshire, LN13 9HQ

"AGENT'S COMMENTS"

This traditional two-bedroom semi-detached town house is situated in the historic market town of Alford and offers two reception rooms and south-east facing garden with enclosed boundaries complete with patio, pond and several outbuildings. The property benefits from gas-fired central heating with the option of an additional cosy solid fuel fire, has uPVC double glazing throughout, is within walking distance of nearby schools and amenities and has a low council tax band, rating 'A'.

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 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 wrought iron pedestrian gate onto concrete pathway leading to the side door and onwards to the gate to the rear garden, area of hardstanding to the front of the property and boundaries of dwarf wall and fencing.

Reception Room One
14'9" x 12'5" (4.5m x 3.8m)
Dual aspect room, open to the stairwell with radiator, carpeted flooring, window to the rear and external partially glazed door and window to the side.

Reception Room Two
11'1" x 12'1" (3.4m x 3.7m)
With chimney breast wall, open fire, hearth and mantle, radiator, built-in storage to the right of the chimney breast, radiator, window to the front of the property and carpeted flooring.

Kitchen
9'6" x 7'2" (2.9m x 2.2m)
With a range of wall and base units, integrated gas oven, gas hob with stainless steel splashback and extractor over, space and plumbing for washing machine, ceramic sink with 1.5 bowls, drainer and mixer tap, space for full height fridge freezer, radiator, laminate flooring, window to the side and external partially glazed door to the rear garden.

First Floor Landing
6'6" max x 4'11" max (2m max x 1.5m max)
With loft access and vinyl flooring.

Bedroom One
11'1" x 12'1" (3.4m x 3.7m)
With narrow chimney breast wall and built-in shelving to the left, radiator, window to the front of the property and vinyl flooring.

Bedroom Two
9'10" max x 9'10" max (3m max x 3m max)
'L'-shaped room with fitted wardrobes (1.6m x 0.7m) housing Worcester Bosch gas-fired combination boiler, radiator, vinyl flooring, high level window to the stairwell and window overlooking the rear garden.

Bathroom
4'11" x 6'6" (1.5m x 2m)
Bath with rainfall shower over and tiled surround, WC, extractor fan, wash basin with tiled splashback, obscured window to the side and vinyl flooring.

Rear Garden
Rear garden set partially to concrete patio and pathways leading to an area of lawn, with raised vegetable beds and flower borders, small fruit trees and bushes, pond with waterfall and enclosed boundaries, Wendy house, wall-mounted tap, external lighting and pedestrian gate access to the side of the property and boundaries of fencing.

External Store Room
11'1" x5'6" (3.4m x1.7m)
With power and lighting, wooden door and window to the rear garden and laminate flooring.

External Shed
5'10" x 3'11" (1.8m x 1.2m)
With power, wooden door and concrete floor.

External WC
4'3" x 5'10" (1.3m x 1.8m)
With WC, wooden door and concrete floor.

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 '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 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 5039-1624-1000-0800-5226

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. Turn right into right into Chauntry Road. The property can be found on the left after 100m.
What3words///anode.roost.autumn

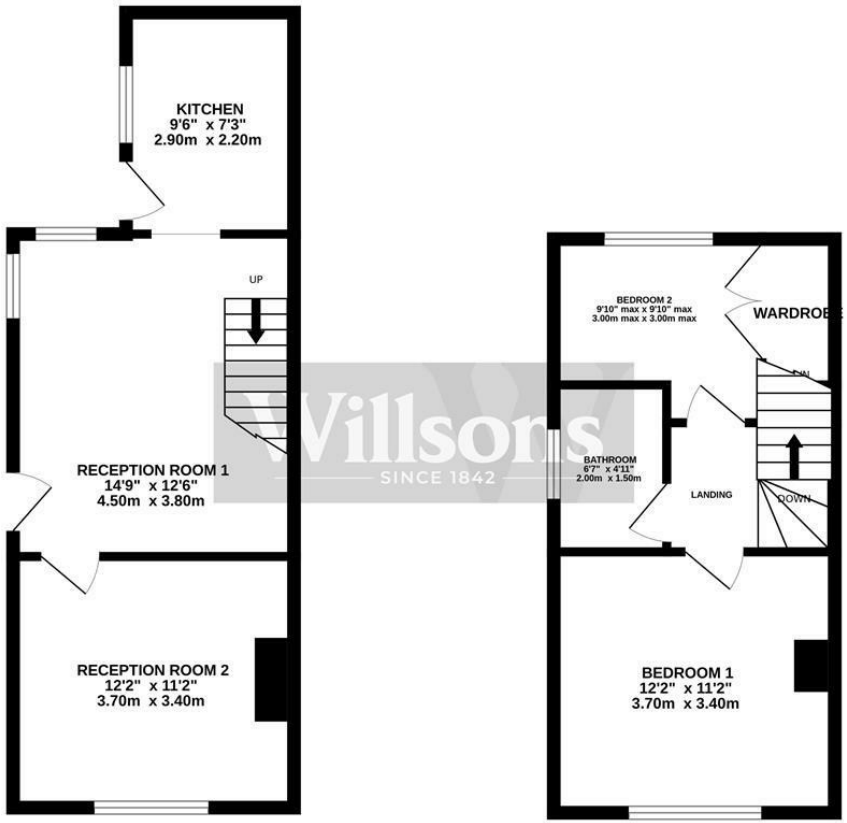






GROUND FLOOR

1ST FLOOR



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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.