# 'The Cottage' 67 South Street, Alford

£180,000

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Willsons
SINCE 1842

# 'The Cottage' 67 South Street Alford Lincolnshire, LN13 9AW

## "AGENT'S COMMENTS"

*This spacious property is situated in the poplar market town of Alford all within walking distance of both schools and the local amenities. Offering en-suite to the master bedroom, open plan lounge diner, utility room, garage and gardens to the front and rear. Benefiting from uPVC double glazing throughout and gas fired central heating.*

## 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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**https://www.willsons-property.co.uk**

## Front of Property
With pedestrian gate, concrete slabbed pathway leading to uPVC front door, areas of lawn and concrete slabbing, hedging and property boundaries of brick walls.

## Kitchen
12'3" x 8'10"
With base units, sink with mixer tap and drainer, partially tiled walls, door leading to the rear garden, window to the rear of the property and vinyl flooring.

## Utility Room
11'6" x 6'9"
With space and plumbing for washing machine, door leading to the rear garden, window to the rear of the property and vinyl flooring.

## Living Dining Room
25'5" x 23'1" max
With chimney breast wall, feature mantle, window to the front of the property and vinyl flooring.

## Bathroom
8'5" x 8'2"
With WC, wash basin, shower cubicle with electric shower, corner bath, airing cupboard housing the gas central heating boiler, window to the side and rear of the property and vinyl flooring.

## Hallway
29'2" x 6'6" + 7'8" x 4'9"
With open stair case, windows to the front and side of the property and vinyl flooring.

## First Floor Landing
With window to the rear of the property and boarded flooring.

## Bedroom One
12'7" x 12'4" / 8'0"
With window to the front of the property and vinyl flooring.

## En-Suite
3'10" x 4'4"
With WC, wash basin, shower cubicle with electric shower, extractor fan and vinyl flooring.

## Bedroom Two
12'6" x 10'7" max
With storage cupboard housing the immersion tank, window to the front of the property and carpeted flooring.

## Bedroom Three
10'3" x 6'5"
With window to the rear and carpeted flooring.

## Garden
With areas of lawn and concrete slabbed patio, shrubs, double wooden gates leading to the driveway and property boundaries of fencing and brick walls.

## Garage
With up and over door, glazed personnel door, polycarbonate roof and window to the side.

## 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, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

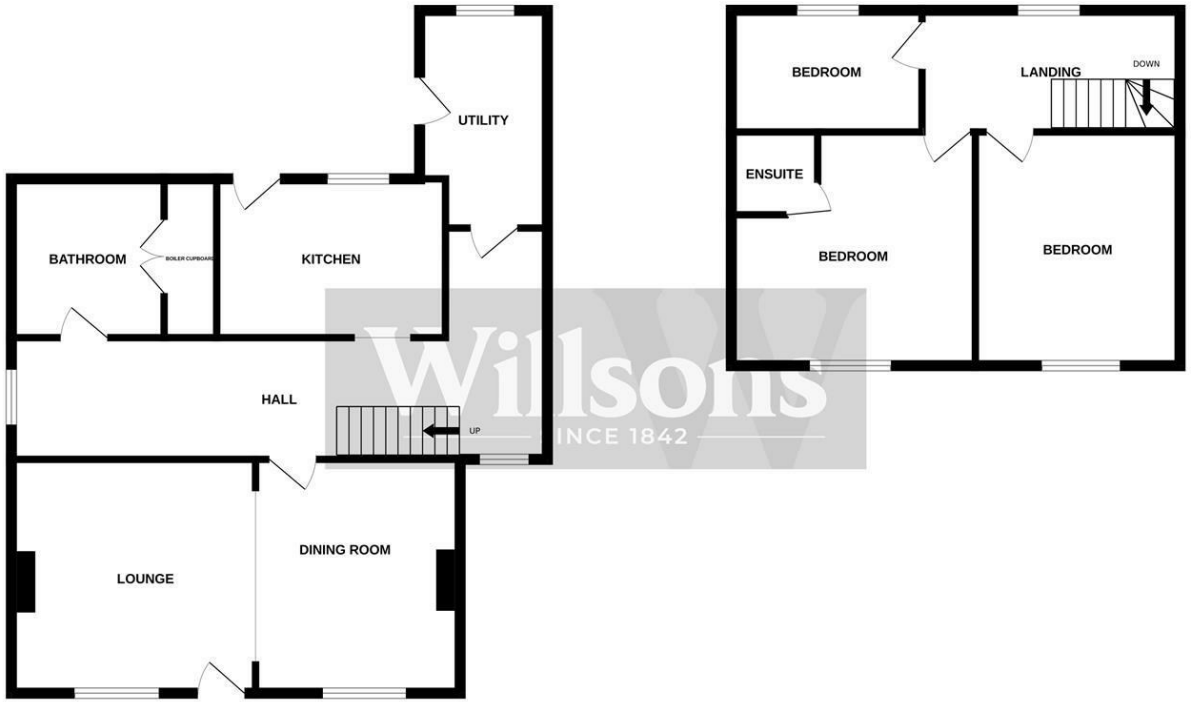
## Energy Performance Certificate
The property has an energy rating of E. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 7900-4027-0622-1206-3873

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

## Directions
From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town turning right onto the B1196 Willoughby Road. The property can be found after on the left hand side.
What3words: ///forever.monopoly.swimsuits

GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.

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TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

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.