

4, Ranters Row, Alford

£189,995

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Willsons
SINCE 1842

4, Ranters Row, Alford, Lincolnshire, LN13 9AH

"AGENT'S COMMENTS"

This attractive newly built semi-detached home has been empathetically design to blend with the surrounding properties, is located in an attractive area of the market town of Alford and provides a turn-key ready, modern new home. With three bedrooms, the master having an en-suite shower room, family bathroom, living room and generous dining kitchen with integrated appliances and French doors to a fully enclosed rear garden, the property has been designed with modern living in mind. Providing dual parking bays to the front and located within a few moments walk to the centre and amenities of Alford, the property comes with Architects Warranty giving full peace-of-mind and offers the perfect opportunity to purchase a modern, energy efficient home on an attractive small development in the centre of a popular market town.

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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Front of Property
Accessed via a private frontage serving just two properties, with tarmac drive providing dual parking bays, block paved pathway to the front of the property leading to the front door and pedestrian access to the side of the property of decorative paving slabs leading to the rear gate.

Entrance Hallway
15'1" x 4'11" max (4.6m x 1.5m max)
Accessed via a partially glazed composite front entrance door with obscure glazing panel and window above, understairs storage cupboard (0.7m x 0.8m), radiator, boiler programme unit and thermostat and vinyl flooring corresponding with the kitchen.

Living Room
14'5" x 9'2" (4.4m x 2.8m)
With TV aerial socket, BT telephone connection, carpeted flooring and large dual opening window to the front of the property.

Dining Kitchen
16'4" x 17'8" (5.0m x 5.4m)
Generously sized 'L'-shaped dining kitchen with a range of wall and base units with new integrated appliances to include 60/40 fridge freezer, full-size dishwasher, washing machine, four ring ceramic hob with cooker below and lit extractor hood over, utensil and pan drawers, sink with 1.5 bowls and mixer tap, concealed wall-hung gas combination Ideal boiler, matt marble effect worktop with corresponding upstands, downlighting, radiator, high-level socket and aerial point for wall mounted television, vinyl flooring and French door to the rear patio and garden.

Ground Floor WC
7'6" x 3'3" (2.3m x 1.0m)
Comprising concealed cistern WC unit, washbasin vanity unit with mixer tap, tiled splashback and storage below, heated towel radiator, downlighting, extractor fan, property fuse box, high-level window with obscure glazing and vinyl flooring.

First Floor Landing
6'2" x 2'7" (1.9m x 0.8m)
Gallery landing with open spindles, loft access, carpeted flooring and room thermostat.

Bedroom One
11'1" max x 11'1" max (3.4m max x 3.4m max)
With TV aerial point, radiator, carpeted flooring and dual opening picture window to the front. Door to:

Ensuite Shower Room
5'2" x 6'2" (1.6m x 1.9m)
Comprising shower cubicle with glazed enclosure and tiled splashback, concealed cistern WC unit, wash basin vanity unit with mixer tap, tiled splashback and storage below, towel radiator, extractor fan, downlighting and vinyl flooring.

Bedroom Two
9'2" x 12'5" max (2.8m x 3.8m max)
With TV aerial point, radiator, carpeted flooring and dual opening picture window with aspects over the rear garden.

Bathroom
8'2" x 7'6" (2.5m x 2.3m)
Comprising WC vanity unit with storage below, wash basin with mixer tap and tiled splashback, P-shaped bath with mixer tap and shower over, curved glazed shower screen and tiled surround, extractor fan, heated towel radiator, vinyl flooring and window with obscure glazing.

Bedroom Three
8'10" x 8'2" (2.7m x 2.5m)
With TV aerial point, radiator, carpeted flooring and dual opening picture window with aspects over the rear garden.

Private Rear Garden
Set to lawns with split-level paved patio, wall mounted exterior tap and external lighting, boundaries of fencing and pedestrian gate to the side of the property providing access from the front.

Additional Comments
The driveway is accessed from the roadway via a right of access over the driveway of the adjoining property.

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 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Energy Performance Certificate
The property has an energy rating of 'B'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 3334-2033-0000-0879-8206.

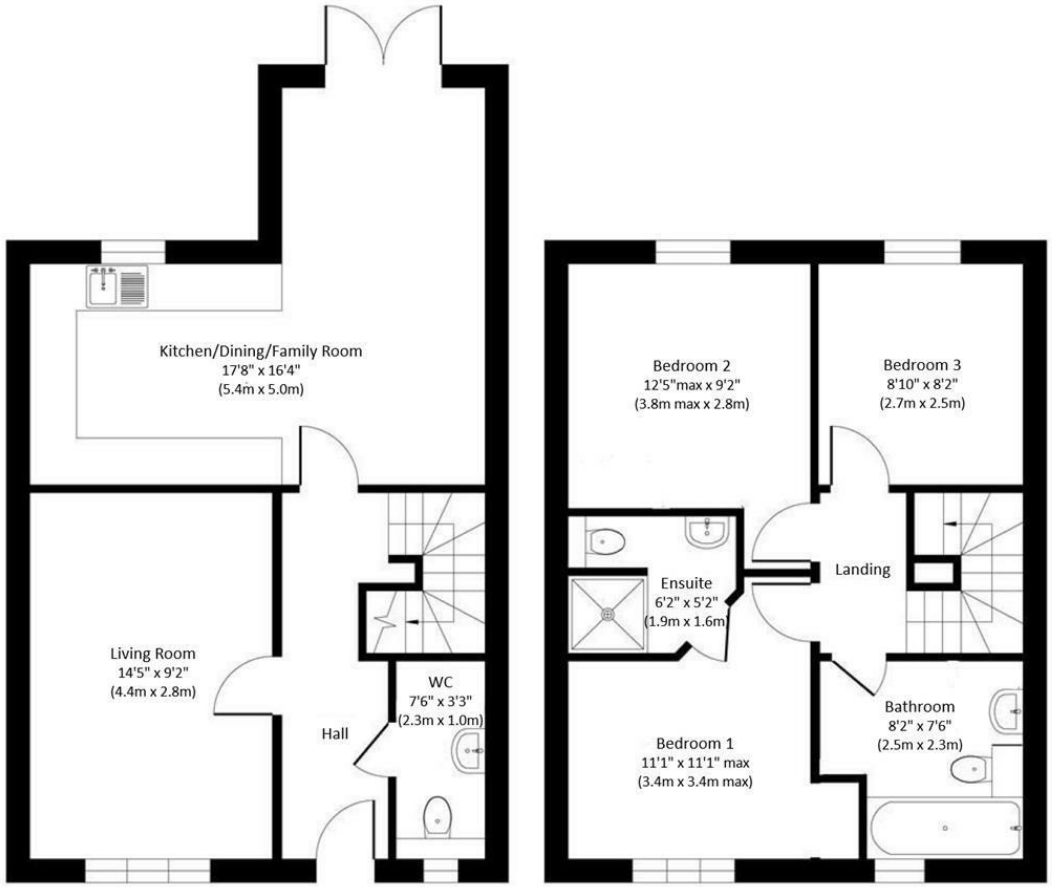
Viewing - Alford
Viewing is strictly by appointment with the Alford office at the address shown below.

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. Immediately after the market place, turn right into Caroline Street and then right into Hanby Lane. The property can be found on the right after 40m.
What3words///gold.broad.lingering













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.