65, Parsons Lane, Alford

£195,000

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Willsons

SINCE 1842

65, Parsons Lane, Alford, Lincolnshire, LN13 9BD

"AGENT'S COMMENTS"

An opportunity to renovate a family home which offers two reception rooms, shower room and ground floor WC, kitchen with pantry, off-road parking, concrete sectional garage and generous gardens to the front and rear. Benefitting from uPVC double glazing some with additional secondary glazed units, solid fuel and electric heating, low Council Tax banding and no onward chain, this property situated in the popular Market Town of Alford within walking distance of several schools and the local amenities.

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
With wide concrete drive leading to concrete sectional garage with up and over door, gardens set to lawns, outside lighting, wall tap, pedestrian gate to the right of the property and boundaries of hedging and fencing.

Entrance Hallway
12'9" x 6'2" max (3.9m x 1.9m max)
With built-in full height storage cupboard (1.9m x 0.4m), electric storage heater, external partially glazed uPVC door to the front of the property and carpeted flooring.

Dining Room
10'5" max x 12'5" (3.2m max x 3.8m)
Chimney breast with open fire, hearth and mantle with adjoining low level storage to one side, sliding patio door to the rear garden and carpeted flooring.

Living Room
14'1" max x 12'5" (4.3m max x 3.8m)
Chimney breast with open fire, hearth and mantle, built-in storage cupboards to the side of the chimney breast, window with aspects over the rear garden and carpeted flooring.

Galley Kitchen
8'6" x 6'2" (2.6m x 1.9m)
With a range of wall and base units, sink with two taps and drainer, space and socket for freestanding electric cooker, space and plumbing for washing machine, window to the front of the property and vinyl flooring.

Under Stairs Pantry
4'3" x 2'11" (1.3m x 0.9m)
With shelving, window to the front of the property and vinyl flooring.

Side Porch
6'10" x 2'11" (2.1m x 0.9m)
With uPVC external door and carpeted flooring.

Storage Room
5'10" x 8'10" (1.8m x 2.7m)
With window to the rear of the property and carpeted flooring.

WC
5'6" x 2'7" (1.7m x 0.8m)
With WC, window to the side of the property and carpeted flooring.

Coal House
5'6" x 3'3" (1.7m x 1.0m)
With lighting and concrete flooring.

First Floor Landing
8'2" x 6'2" (2.5m x 1.9m)
With electric wall mounted heater, loft access, window to the front of the property and carpeted flooring.

Bedroom One
13'9" x9'10" (4.2m x3.0m)
With chimney breast wall, window overlooking the rear garden and carpeted flooring.

Bedroom Two
10'5" x 12'5" (3.2m x 3.8m)
With chimney breast wall, full height airing cupboard housing immersion tank (0.9m x 1.0m), window to the rear of the property and carpeted flooring.

Bedroom Three
9'10" max x 8'10" (3.0m max x 2.7m)
With built-in wardrobe, window to the front of the property and carpeted flooring.

Shower Room
5'10" x 6'2" (1.8m x 1.9m)
With WC, wash basin, shower cubicle with electric shower, partially tiled walls, window to the front of the property and carpeted flooring.

Rear Garden
Set to lawns with an area of patio, mature shrubs, plants and small trees, greenhouse, small shed and boundaries of fencing.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

Services
We understand that mains electricity, water and drainage are connected to the property. Heating is via solid fuel fire and electric heaters.

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: 9896-3051-0206-1445-5200

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. On passing the Grammar School, take the second right into Parsons Lane. Continue to the junction and turn right then immediately left onto the second part of Parsons Lane. The property can be found on the right after 65m.
What3words///intruded.eats.gazes

TOTAL AREA: APPROX. 113.1 SQ. METRES (1217.7 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.