



Willsons

22, Christopher Road, Alford

£215,000

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**Willsons**

SINCE 1842

22, Christopher Road, Alford,  
Lincolnshire, LN13 0AB

### "AGENT'S COMMENTS"

*This well proportioned semi-detached family home offers both living room and seperate dining room with patio doors to the generously sized rear garden, two double bedrooms and a smaller third bedroom and a sizeable driveway to the front and side of the property. Situated on a no-through road in the popular Market Town of Alford and within walking distance of local town amenities and both primary and secondary schools, including a grammar school, the property benefits from uPVC double glazing and gas central heating throughout and is brought to the market with no onward chain.*

### 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 double wrought iron gates onto gravel driveway leading to the front and side of the house, further concrete hardstanding to the left of the property, block paved pathways to the front and side, mature trees and boundaries of hedging and fencing.

### Entrance Hall

Double height entrance hallway accessed via a half glazed uPVC front door with stained glass feature and glazed obscured panels to either side, gallery style staircase with open spindles, radiator, room thermostat, understairs storage (1.7m x 0.8m) and carpeted flooring.

### Living Room

12'9" x 12'1" into bay (3.9m x 3.7m into bay)

With central fireplace with gas fire, hearth and mantle, radiator, laminate flooring and feature curved bay window to the front of the property.

### Kitchen

13'9" x 7'2" (4.2m x 2.2m)

Dual aspect room with a range of wall and base units, integrated oven and grill with electric hob, ceramic sink with 1.5 bowls and mixer tap, space and plumbing for washing machine, breakfast bar, wall mounted Alpha combination gas-fired boiler, radiator, tiled walls, vinyl flooring, fuse box and gas meters to the wall, windows to the front and side of the property with external door to the driveway.

### Dining Room

11'9" x 9'10" (3.6m x 3.0m)

With chimney breast wall with electric fire, hearth and mantle, radiator, laminate flooring and sliding patio door to the rear garden.

### First Floor Landing

With radiator, loft access and carpeted flooring.

### Bedroom One

13'1" x 12'9" into bay (4.0m x 3.9m into bay)

With chimney breast wall, full height built-in wardrobes to the left (1.33m x 0.5m), laminate flooring and bay window with front aspect.

### Bedroom Two

9'10" x 11'9" (3.0m x 3.6m)

With chimney breast wall, radiator, laminate flooring and window with views over the rear garden.

### Bedroom Three

5'10" x 7'6" (1.8m x 2.3m)

With radiator, laminate flooring and window with rear aspects.

### Bathroom

7'6" max x 5'10" max (2.3m max x 1.8m max)

'P' shaped bath with mixer tap, handset and curved glazed shower screen, WC, wash basin, towel radiator, tiled walls, downlighting, vinyl flooring and window with obscured glazing.

### Garden

Extending to circa 22m in length and set to lawns with areas of gravel, concrete slab patio, area of covered decking, raised central feature of dwarf brick wall, concrete slab and block paved pathways, external wall tap, powerpoint and lighting, borders of mature plants and shrubs, and boundaries of decorative wall and fencing.

### 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 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](http://www.epcregister.com) Reference Number: 8748-6925-4140-3845-4992.

### Viewing

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

### Directions

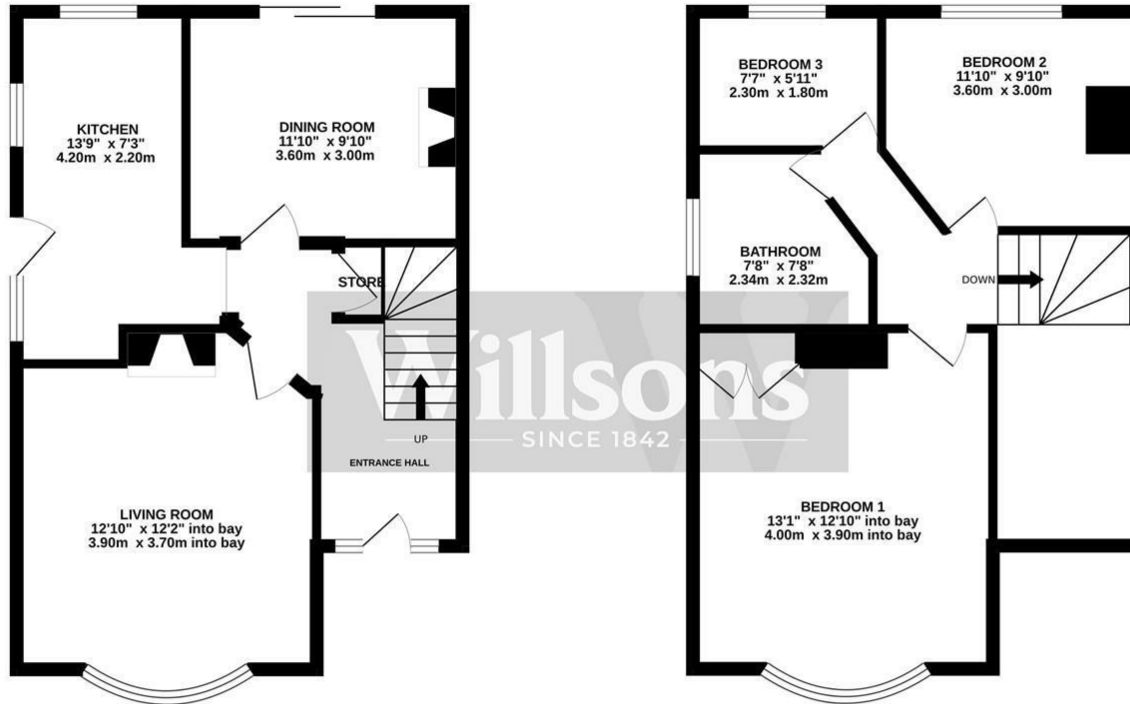
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. On passing the Grammar School, turn left into Tothby Lane then right into Christopher Road. The property can be found after 180m on the left.

What3words///baseless.cosmic.happening



GROUND FLOOR

1ST FLOOR



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.

