

70, Chauntry Road, Alford

£229,950

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Willsons

SINCE 1842

70, Chauntry Road, Alford, Lincolnshire, LN13 9HW

"AGENT'S COMMENTS"

This three bedroom detached bungalow offers a triple aspect, well proportioned living dining room, double height conservatory, low maintenance frontage and south west facing garden with views over pastureland. With integral garage and driveway, the property benefits from uPVC double glazing and gas-fired central heating throughout and is set in a cul-de-sac location, is within walking distance of amenities and the local schools 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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124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | **E.** alford@willsons-property.co.uk
https://www.willsons-property.co.uk







Front of Property
Front of property with concrete driveway leading to integral garage, concrete pathways leading to the front and sides of the property providing rear access via pedestrian gates. The frontage is set to areas of decorative gravel with sundial stone feature and stepping stone pathways, external lighting, wisteria pergola, borders of flowers and shrubs with boundaries of dwarf wall or fencing. To the left hand side of the property is an area of concrete slabs with two wooden garden sheds and further external lighting.

Internal Hallway
25'11" x 3'11" (7.9m x 1.2m)
With uPVC partially glazed front door with full-height obscured glazing side panel, radiator, room thermostat, loft access, internal window to the living room, carpeted flooring. full height former built-in airing cupboard (1.1m max x 0.6m) housing boiler controls and additional full height built-in cloak cupboard (1.2m x 0.4m).

Living Dining Room
15'5" max x 22'7" max (4.7m max x 6.9m max)
Triple aspect 'L'-shaped gernerously sized living dining room with large picture window to the front of the property, hearth with gas fire and mantle, two radiators, window to side, window and French doors to the sunroom, serving hatch to the kitchen, internal window to the hallway and carpeted flooring.

Sun Room
17'4" x 10'2" (5.3m x 3.1m)
Double height sunroom the roof of which runs from the apex of the property, of uPVC and dwarf brick wall construction with wall lighting, tiled flooring and external side door to the rear garden.

Kitchen
11'1" x 8'10" (3.4m x 2.7m)
With a range of wall and base units, integrated gas hob with extractor over, integrated eye-level oven and grill, space and plumbing for washing machine, space for under counter appliance, wall-mounted Worcester gas fired heating boiler, tiled walls, serving hatch to the living room, vinyl flooring, window and door to the sunroom and window with views over the garden and grass paddock beyond.

Bedroom One
13'9" x 9'10" (4.2m x 3.0m)
With fitted furniture including wardrobes and draws, wall lighting, radiator, window with views over the rear garden and carpeted flooring.

Bedroom Two
11'5" x 8'10" (3.5m x 2.7m)
With radiator, window to the side of the property and carpeted flooring.

Bathroom
7'10" x 6'2" max (2.4m x 1.9m max)
Bath with shower over, WC, wash basin, towel radiator, extractor fan, tiled walls, vinyl flooring and window with obscure glazing to the rear.

Bedroom Three
10'2" x 11'9" (3.1m x 3.6m)
With radiator, window to the side of the property and carpeted flooring.

Integral Garage
16'4" x 9'10" (5.0m x 3.0m)
Accessed externally by electric up-and-over garage door, pedestrian doors to both sides, power and lighting, gas and electric meters and concrete floor.

Garden
Set primarily to lawn with areas of concrete slab patio and pathways, areas of decorative gravel, borders of flowers and plants, external tap and lighting, greenhouse, boundaries of hedging and fencing with aspects over open pony pasture to the rear.

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 'C' 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: 9370-2681-9500-2405-5571

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 onto Bourne Road and right again onto Chauntry Road. The property can be found towards the end of Chauntry Road on a slight left-hand curve.
What3words///mailer.social.shuttled







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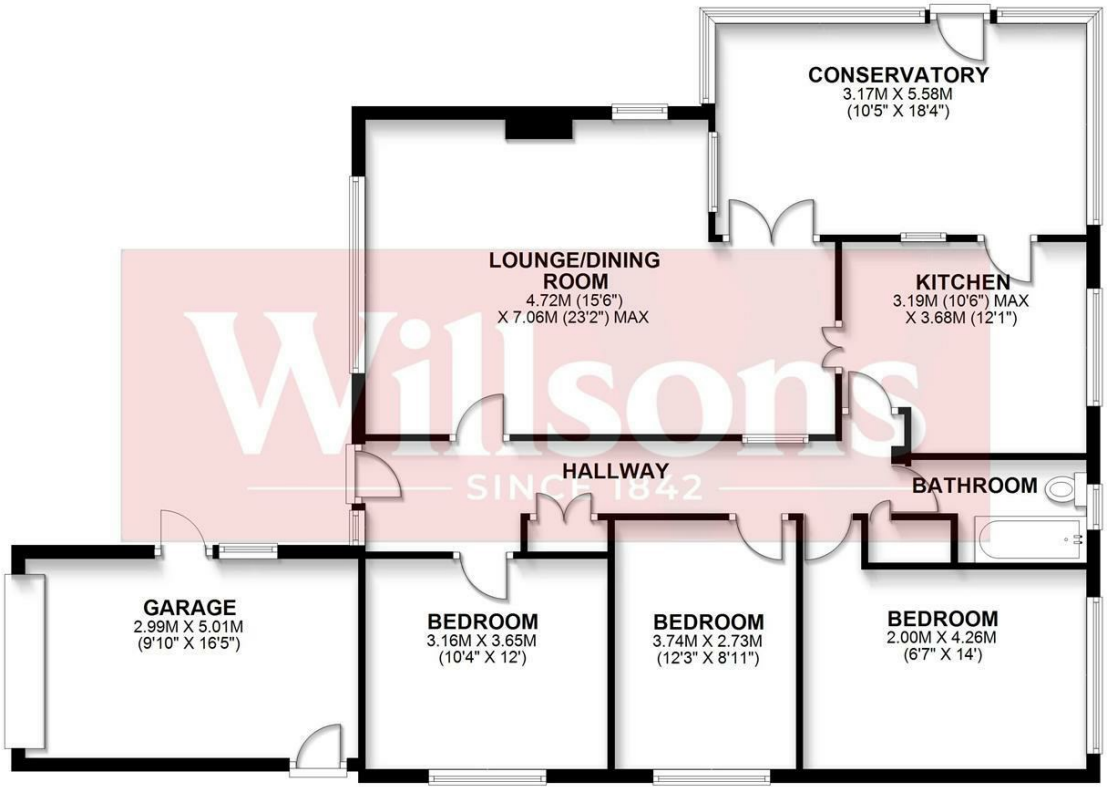

FLOOR PLAN INC CONSERVATORY & GARAGE

TOTAL AREA: APPROX. 129.2 SQ. METRES (1390.5 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.