25, Robinson Avenue,

£245,000

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Willsons

SINCE 1842

25, Robinson Avenue, Alford, Lincolnshire, LN13 0PW

"AGENT'S COMMENTS"

This attractive two bedroom detached bungalow which has been extended to include a third bedroom or hobby room offers a well proportioned living room, dining room with sliding door to the patio, kitchen with separate utility and direct access to the private south-west facing garden with fully enclosed boundaries. The property benefits from a detached garage and rubber composite driveway with corresponding pathway, gas-fired central heating, double glazing throughout and is located within close to the local amenities in the Market Town of Alford.

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
Open plan frontage set to lawns with rubber composite driveway leading to the detached garage with corresponding pathways, small shrubs and trees and boundaries of hedging fencing and dwarf wall.

Entrance Hall
12'1" x 4'3" (3.7m x 1.3m)
With uPVC partially glazed front entrance door with obscured glazing and side panel, loft hatch, room thermostat, radiator, carpeted flooring, archway through to:

Internal Hallway
6'10" x 2'7" (2.1m x 0.8m)
With carpeted flooring.

Living Room
16'4" x 11'9" (5.0m x 3.6m)
With central chimney breast wall, wall lighting, radiator, carpeted flooring and bow window to the front of the property.

Kitchen
8'6" x 9'10" (2.6m x 3.0m)
With the range of wall and base units, electric hob and cooker with extractor over, sink with individual taps and draining board, gas central heating boiler, radiator, vinyl flooring, window with views over the rear garden. Archway through to:

Dining Room
8'10" x 9'10" (2.7m x 3.0m)
With a sliding patio doors to the rear garden and patio, radiator, archway through to the kitchen and carpeted flooring.

Utility Room
6'6" x 6'6" (2.0m x 2.0m)
With wall and base units, area of a worktop with space and plumbing for washing machine below, radiator, vinyl flooring and window and external door with obscure glazing to the rear garden.

Bedroom One
9'10" x 11'9" (3.0m x 3.6m)
With radiator, carpeted flooring and window to the front of the property.

Bedroom Two
8'2" x 11'9" (2.5m x 3.6m)
With fitted wardrobes, carpeted flooring and window to the side.

Hobby Room / Bedroom 3
16'4" x 7'2" (4.98m x 2.18m)
Dual aspect room spanning the depth of the property with integrated wardrobe storage, two radiators, independent loft access, windows both to the front and rear of the property.

Bathroom
9'10" max x 7'6" (3.0m max x 2.3m)
With wall mounted wash basin, WC, wide span dual shower enclosure with single shower control to one end, radiator, wall light, airing cupboard (1.2m x 0.6m) housing immersion tank and pump with built-in shelving, tiled walls and floor, window with obscure glazing to the rear.

Garden
Private south-facing rear garden with no overlook, set to lawns with terraced gardens and borders of flowers and mature shrubs, small trees and bushes, two areas of decorative paving slab patios, greenhouse and wooden garden shed, wooden pergola to the side of the garage, external lighting and wall tap, wooden pedestrian gate to the driveway and garage, pedestrian door to the garage, concrete pathways to the rear of the property and fully enclosed boundaries of fencing.

Detached Garage
17'8" x 8'10" (5.4m x 2.7m)
With up-and-over garage door, power and lighting, independent fuse box, open span roof trusses, concrete floor, wooden single glazed window to the rear and wooden pedestrian door to the garden.

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 601 111.

Energy Performance Certificate
The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9100-1673-0622-0621-3463

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. Take the second left into Robinson Avenue. The property can be found on the left after 125m.
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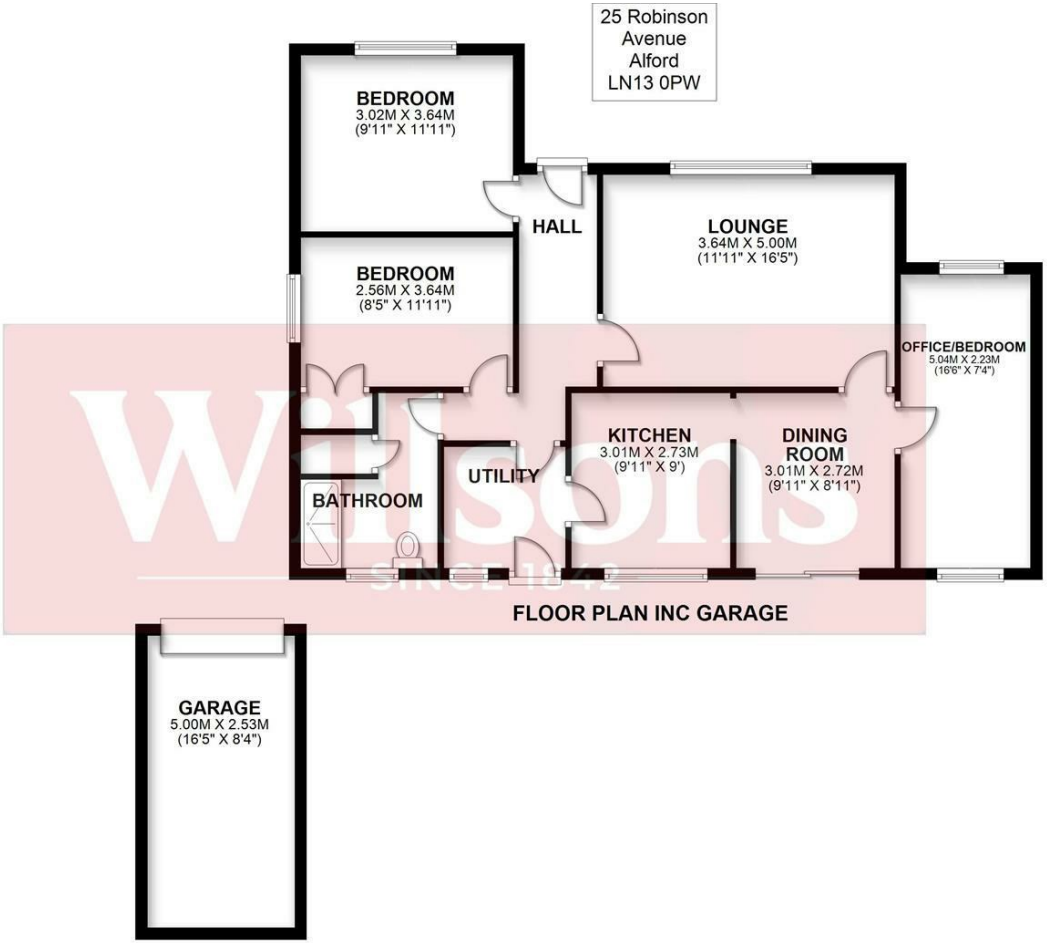

TOTAL AREA: APPROX. 100.6 SQ. METRES (1082.8 SQ. FEET)

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.