

Grasmeade, Alford Road, Bilsby

£325,000

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Willsons
SINCE 1842

Grasmeade, Alford Road, Bilsby, Alford, Lincolnshire, LN13 9PY

"AGENT'S COMMENTS"

This three bedroom detached bungalow offers the opportunity to renovate or reconfigure, with full planning permission for a re-design and is set in sizeable grounds of 0.47 acres, also with outline planning permission for the erection of an additional dwelling. The current bungalow already offers generous proportions with sizeable dining and living room, conservatory, bathroom with seperate WC and first floor bedroom with dressing room. The property benefits from uPVC double glazing throughout and gas central heating, has a garage with inspection pit and additional workshop, gardens with extended views over open fields to the rear and is located on the edge of the village within walking distance of the Market Town of Alford and amenities of Bilsby.

LOCATION

Bilsby is a rural village offering a fuel filling station and local shop, parish church, is connected by local bus routes and is situated approximately six miles from the east coast & one mile east of the market town of Alford. Alford is a market town situated at the foot of the Lincolnshire Wolds approximately 14 miles north-west of the seaside town of Skegness and 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's and dentist's surgeries, a primary and two secondary schools, one of which is a grammar school. There are a variety of shops both independent and national. Eateries include pubs, restaurants, coffee shops and a variety of takeaways. Alford is a market town, with market days being on a Tuesday and Friday, as well hosting periodic craft markets. There are a range of clubs and societies for various ages.







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Front of Property
Dwarf brick wall frontage and wrought iron gates onto gravel driveway leading to the left of the property and onwards to the garage and workshop, gardens set to areas of lawn with mature trees including some fruit, plants and bushes, concrete pathways to the sides of the property, external lighting and boundaries of hedging and fencing.

Entrance Hallway
22'7" x 4'3" min (6.9m x 1.3m min)
Central entrance hallway accessed via a uPVC front door with partially glazed stained glass panes, radiator and wooden floorboarding.

Dining Room
22'7" x 12'5" (6.9m x 3.8m)
Dual aspect room with central dual facing chimney breast wall, both sides with hearth and mantle, staircase to the first floor, radiator, wooden floorboards, bay window to the front of the property, further window to the side and sliding door to the living room.

Living Room
13'5" x 18'4" (4.1m x 5.6m)
Dual aspect room with feature brick wall with alcoves, fireplace and mantle with log burning effect fire, wooded decorative panelling, two radiators, under-lay floor covering, sliding wooden partially glazed internal doors to the dining room and windows with aspects over the front garden and driveway.

Kitchen
17'0" x 7'10" (5.2m x 2.4m)
With a range of wall and base units to include wall display cabinets, integrated fridge and dishwasher, Range style cooker with eye level grill and integrated extractor fan, Worcester wall mounted boiler, sink with 1.5 bowls and mixer tap, radiator, partially tiled walls, high-level cupboard with consumer unit, vinyl flooring and window with aspects over the rear garden and open fields beyond.

Conservatory
14'9" x 7'2" (4.5m x 2.2m)
Of brick wall and uPVC construction with polycarbonate style roof, sliding patio doors and additional pedestrian door to the rear garden, space and vent for tumble dryer, space and plumbing for washing machine, radiator, tiled flooring and views over the rear garden and open fields beyond.

Bedroom One
12'1" x 10'5" excl bay (3.7m x 3.2m excl bay)
Dual aspect room with fitted wardrobes around central chimney breast wall, radiator, wooden floorboards and bay window to the front of the property.

Bedroom Two
11'1" max x 12'1" (3.4m max x 3.7m)
With central chimney breast wall with fitted wardrobes to one side, radiator, wooden floorboards and window to the side of the property.

Bathroom
8'10" x 7'10" (2.7m x 2.4m)
Bath with shower handset over and uPVC wallboarding surround, wash basin, radiator, extractor fan, built-in storage, tiled flooring and window with obscure glazing to the conservatory.

Separate WC
4'7" x 2'11" (1.4m x 0.9m)
With WC, extractor fan, partially tiled walls, tiled floor and window with obscure glazing to the conservatory.

First Floor
Wooden staircase to landing leading to first floor bedroom.

First Floor Bedroom
18'4" max x 9'6" (5.6m max x 2.9m)
With storage to the eaves, electric storage heater, window to the front of the property, partially vaulted ceilings, leading through to the dressing room via low level doorway.

Dressing Room
22'11" x 9'10" (7.0m x 3.0m)
With vaulted ceilings and standing height of 1.9m metres to the centre, storage to the eaves, electric storage heater, floorboard flooring, large wooden Velux double glazed window and further window to the side of the property.

Garage
16'4" x 16'4" (5.0m x 5.0m)
Concrete sectional built garage with brick facade, double up-and-over door, power, lighting and vehicle inspection pit.

Workshop
21'3" x 16'4" (6.5m x 5.0m)
Concrete sectional workshop with double bifold wooden doors, water, power, lighting and concrete flooring.

Gardens
Set to lawns with concrete pathways, brick paving patio area with dwarf walling, external tap, mature shrubs, plants and trees, small wildlife pond and boundaries of fencing. The gardens benefit from open fields to two sides with extended view to the rear.

Full Planning Permission for Re-Design
Full planning permission has been granted by East Lindsey District Council for the “Extensions and alterations to existing dwelling to provide additional living accommodation.” The Planning Application Number is 02337/25/FUL and the permission was granted on 9th September 2025. All relevant documents relating to the Planning Application can be viewed on East Lindsey District Council website (https://www.e-lindsey.gov.uk/Planning).

Outline Planning Permission for One Dwelling
Outling planning permission has been granted by East Lindsey District Council for the “Outline erection of 1no. dwelling.” The Planning Application Number is 02333/25/OUT. The permission was granted on 30th September 2025. All relevant documents relating to the Planning Application can be viewed on East Lindsey District Council website (https://www.e-lindsey.gov.uk/Planning).

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 'D' 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: 9310-2766-5590-2925-7681

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

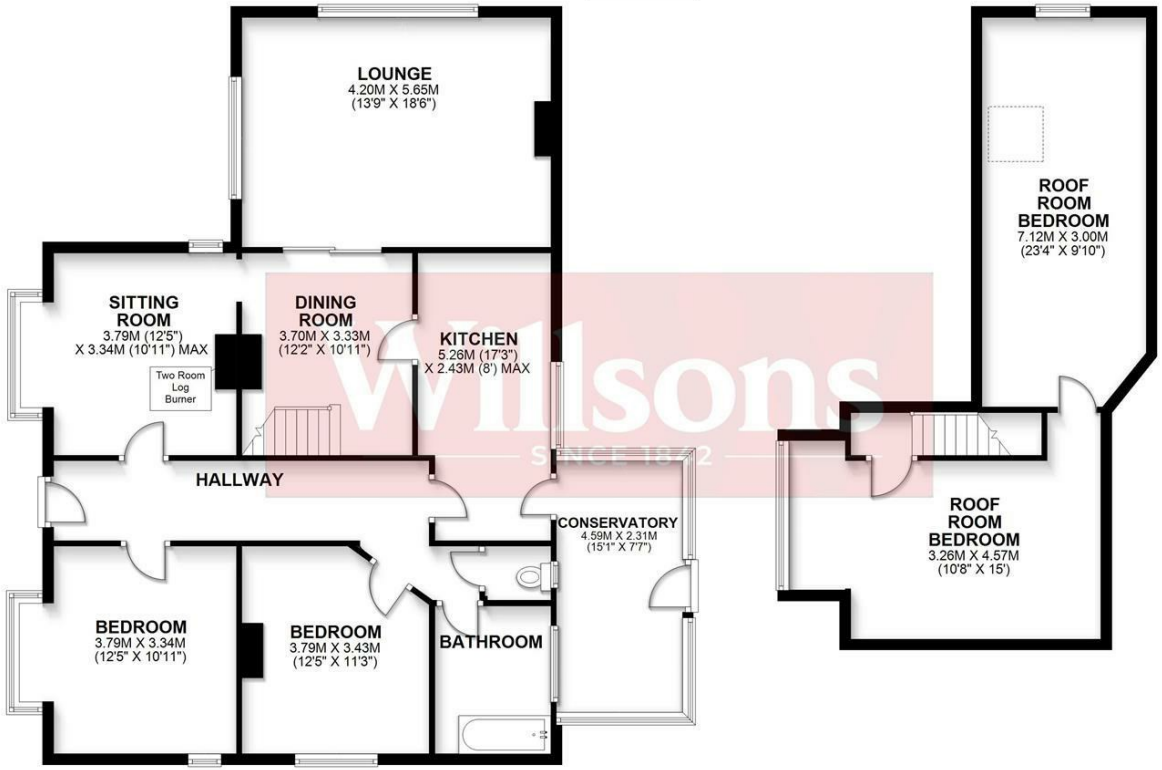
Directions
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. Travel through Alford leaving the town towards Sutton-on-Sea on the A1111, Bilsby Road. The property can be found on the left on entering the main village of Bilsby.
What3words///trustees.arming.mentioned







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Bilsby
Alford
LN13 9PY



FLOOR PLAN INC CONSERVATORY

TOTAL AREA: APPROX. 162.8 SQ. METRES (1752.0 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.