



**DRAFT SALES PARTICULARS
(TO BE RETURNED TO MESSRS WILLSONS)**

I/We, the vendors of the property more particularly described within these Draft Sales Particulars, have read and amended the description where necessary so that they are a true representation of the property.

I/We will inform Messrs Willsons of any material change undertaken to the property prior to exchange of contracts

Signed.....Date.....

Signed.....Date.....

36, West Street,
£150,000



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Willsons
SINCE 1842

36, West Street,
Alford, Lincolnshire, LN13 9EZ

"AGENT'S COMMENTS"

This traditional three storey town house located in the heart of the Market Town of Alford is a remnant of a time gone by, with high ceilings and deep skirting boards, kitchen with pantry, courtyard garden with small driveway, cellar below and four bedrooms over two floors, all with original styling from a moment in time. This property, although in need of modernisation throughout, already has uPVC windows and doors, is connected to all mains services and offers a sizeable amount of living space, all within a town centre location. The opportunity to buy a piece of unspoilt history to make your very own.

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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Entrance Hallway

Accessed via a uPVC partially glazed front door into slightly wider reception lobby with internal hallway beyond, full height storage cupboard and carpeted flooring.

Living Room

11'9" x 15'1" (3.6m x 4.6m)

With central chimney with wall hung gas heater and arched alcoves to either side, original high skirting boards, generous 2.7m ceiling height, carpeted flooring and window to the front of the property.

Internal Hallway

11'9" x 5'6" (3.6m x 1.7m)

With carpeted flooring and full-height storage cupboard to one end (1.7m x 0.7m), also with access point for the unused cellar.

Kitchen

11'1" x 10'5" (3.4m x 3.2m)

With a small range of wall and base units, storage cupboard to the side of the chimney breast wall, sink with individual taps and draining board, vinyl flooring, window to the side, leading to:

Rear Hallway

4'7" x 2'3" (1.4m x 0.7m)

With tiled flooring and external uPVC door into the courtyard garden.

Pantry Cupboard

3'7" x 2'7" (1.1m x 0.8m)

With small window, built-in shelving and tiled flooring.

Ground Floor Shower Room

3'7" x 3'3" (1.1m x 1.0m)

With corner shower tray, electric shower, tiled surround, carpeted flooring and window over the rear courtyard garden.

First Floor Landing

10'9" x 5'2" max (3.3m x 1.6m max)

Galleried landing with carpeted flooring, small storage room to the end of the landing (1.1m x 0.9m) accessed through a cathedral arch style doorway with round high-level porthole window to one side and further window at the top of the stairs to the other aspect

Bedroom One

15'5" x 13'5" (4.7m x 4.1m)

With original high skirting boards and generous ceiling height of 2.7m, alcove with storage cupboards, cupboard over the stairs with built-in shelving, carpeted flooring and two large windows to the front of the property.

Ensuite Bedroom Two

16'0" x 11'9" (4.9m x 3.6m)

With airing cupboard housing immersion tank with built-in storage over, chimney breast wall, bath, WC, wall hung hand basin, carpeted flooring and window with obscure glazing.

Second Floor Landing

7'2" x 6'10" max (2.2m x 2.1m max)

Galleried landing with carpeted flooring.

Bedroom Three

13'5" x 8'6" (4.1m x 2.6m)

With low-level window to the front, loft access and hardboard flooring.

Landing Room

5'2" x 6'2" (1.6m x 1.9m)

Walk-through room with carpeted flooring and window high-level to the landing.

Bedroom Four

15'1" x 8'2" (4.6m x 2.5m)

With low-level window to the front of the property and hardboard flooring.

Courtyard Garden

South facing rear courtyard garden accessed via double wooden gates onto driveway with raised borders of flowers and plants, concrete slab paving and boundaries of brick wall.

Outbuilding & External WC

11'9" x 8'6" (3.6m x 2.6m)

Open ended outbuilding with enclosed WC cubicle, area of open storage to the rear, power and window to one end.

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 601 111.

Energy Performance Certificate

The property has an energy rating of 'F'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0390-2261-0520-2296-4921.

Viewing - Alford

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, the property can be found on the left after 60m. What3words:///packing.unloads.scariest



36 West Street
Alford
LN13 9EZ



FLOOR PLAN

TOTAL AREA: APPROX. 135.0 SQ. METRES (1452.6 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.

