



Willsons

8, Temple Close, Alford

Offers in
Excess of £225,000



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Willsons
— SINCE 1842 —

8, Temple Close, Alford,
Lincolnshire, LN13 0PT

"AGENT'S COMMENTS"

This attractive two bedroom, two bathroom detached bungalow offers a turn-key ready finish in a popular location. Offering uPVC double glazing and gas central heating throughout, master bedroom with fitted wardrobes, second bedroom with en-suite shower room and modern dining kitchen with integrated appliances. The property benefits from low maintenance outside spaces to include a private courtyard garden, offers a driveway and detached garage and the opportunity purchase a "move-in ready" home situated at the head of a wide cul-de-sac in the popular 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 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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<https://www.willsons-property.co.uk>

Front of Property

Open plan frontage with concrete driveway to the side leading the detached garage, concrete pathways to the front and side via a pedestrian gate providing access to the left of the property, area of lawn and gravel with decorative edging and boundaries of fencing.

Entrance Hallway

14'5" x 5'10" x 6'2" (4.4m x 1.8m x 1.9m)

'L'-shaped internal hallway with full height storage cupboard housing immersion tank with shelving above, radiator, room thermostat, loft access, integrated dormant, vinyl flooring and three-quarter partially glazed external uPVC door with matching side panel to the driveway.

Living Room

14'9" x 10'2" (4.5m x 3.1m)

With central chimney breast wall with gas fire, hearth and mantle, radiator, bow window to the front of the property and carpeted flooring.

Dining Kitchen

13'1" x 8'10" (4.0m x 2.7m)

Modern kitchen with eye-level integrated oven and grill, full height larder storage, integrated ceramic hob with extractor over, porcelain 1.5 bowl sink with mixer tap and drainer, 50/50 integrated fridge freezer, space and plumbing for integrated washing machine and dishwasher, wall mounted gas combination boiler in concealed wall unit, boiler controls, tiled splashbacks, downlighting, radiator, fuse box, vinyl flooring, partially glazed external door to the side of the property and window to the front.

Bedroom One

16'4" into bay x 7'10" (5.0m into bay x 2.4m)

With full wall of mirrored integrated wardrobes with sliding doors, radiator, triple aspect bay window and carpeted flooring.

Bathroom

7'2" x 5'2" (2.2m x 1.6m)

With combination wash basin and WC vanity unit with mixer tap and additional storage, bath with Victorian style mixer tap and hand cassette, partially tiled walls, extractor fan, downlighting, Victorian style towel radiator, vinyl flooring and window with obscure glazing.

Bedroom Two

10'9" into bay x 9'6" max (3.3m into bay x 2.9m max)

With triple aspect feature bay window, floating wooden shelving, radiator and carpeted flooring.

En-Suite Shower Room

Shower cubicle with glazed bifold door, uPVC wall boarding surround, Triton electric shower, WC, wash basin, electric heated towel radiator, extractor fan, down lighting and vinyl flooring.

Sun Porch

Of uPVC construction with polycarbonate style roof, radiator, wall lighting, laminate flooring, forward facing window and external pedestrian door to the courtyard garden. This room is currently utilised as a study.

Detached Garage

17'4" x 8'10" (5.3m x 2.7m)

With up-and-over garage door, power and lighting, independent fuse box, concrete floor, uPVC double glazed window and pedestrian door to the courtyard garden.

Courtyard Gardens

Low maintenance private courtyard garden with no overlook set to decorative paving with concrete pathways, borders of mature flowers, shrubs and small trees, decorative gravel, external lighting, area of storage to the rear of the garage and boundaries of fencing. There is a further side courtyard garden with concrete pathways, decorative gravel borders, area of refuse storage, wall tap, external lighting and pedestrian gate to the front of the property.

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 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0448-5046-6298-5890-4200.

Viewing - Alford

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

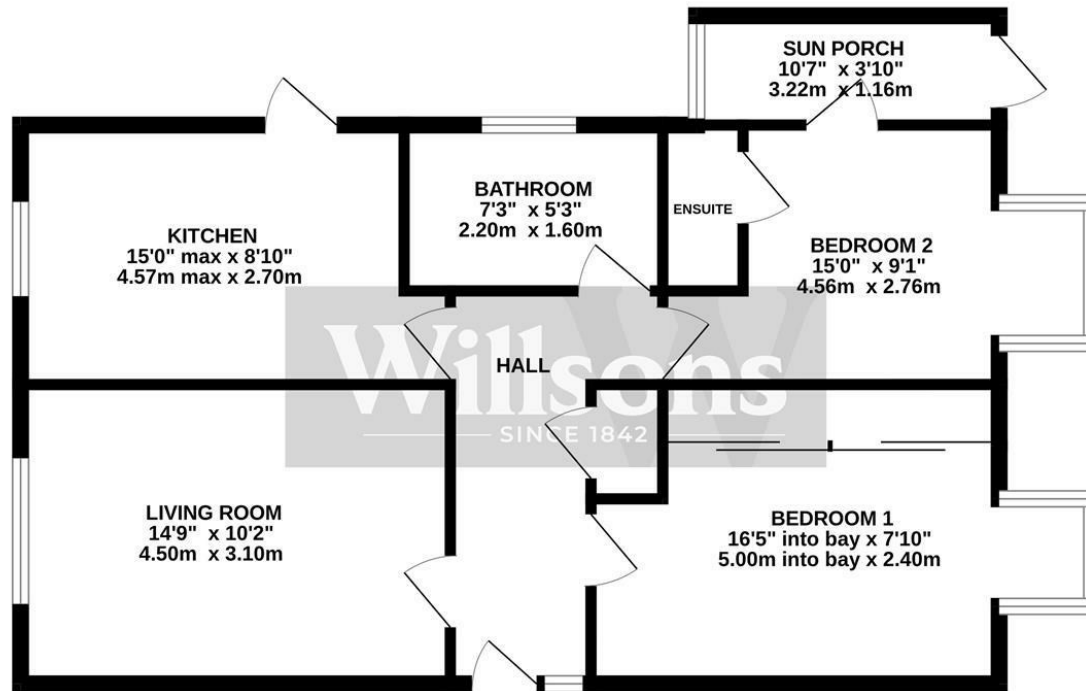
Directions

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, turn left into Tothby Lane. Take the second left into Robinson Avenue turning right at the bottom onto Waumsley Way and right into Temple Close.

Whats3words:///corrects.afford.march



GROUND 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.

