

37, Robinson Avenue, Alford

£209,995

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Willsons

SINCE 1842

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

"AGENT'S COMMENTS"

This diverse two or three bedroom detached bungalow offers in a full-width living room, separate dining room (bedroom three) and sun-room with views over the rear garden, bathroom with both shower cubicle and bath, kitchen with integrated appliances and uPVC double glazing and central heating throughout. Externally the property benefits from a low maintenance composite rubberised driveway providing dual areas of parking, carport and integral garage. With private south-facing rear garden with no overlook, the property is located on a cul-de-sac on the outskirts of the popular market town of Alford, within walking distance of amenities and schools and is brought to the market with no onward chain.

LOCATION

Alford, 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 doctors and dentists 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
With composite rubberised driveway providing parking bay and leading to the carport and onwards to the garage, areas of lawn with borders of flowers and plants, pedestrian access to either side of the property and boundaries of decorative dwarf brick wall and hedging.

Entrance Hallway
12'5" x 12'1" x 3'11" min (3.8m x 3.7m x 1.2m min)
Wide internal hallway accessed via partially glazed uPVC entrance door with corresponding obscure panels to either side, two radiators, room thermostat, loft access, carpeted flooring and full height integrated airing cupboard (1.3m x 0.6m) with shelving also housing Aztec Trianco electric central heating boiler, pump, immersion tank and boiler controls.

Living Room
20'0" x 11'5" max (6.1m x 3.5m max)
Spanning the full width of the property this dual window 'L'-shaped living dining space has two radiators, wall lighting, carpeted flooring and dual bow windows with aspects over the front of the property.

Kitchen
11'1" x 7'6" (3.4m x 2.3m)
With a range of wall and base units to include corner display cabinet, integrated oven with ceramic hob and extractor over, sink with mixer tap and draining board, space and plumbing for washing machine, space for full height free standing fridge freezer, partially tiled walls, vinyl flooring, window and partially glazed door to the side of the property.

Dining Room / Bedroom
8'10" x 9'6" max (2.7m x 2.9m max)
With radiator, carpeted flooring and sliding patio doors to the sunroom.

Sun Room
7'2" x 9'2" (2.2m x 2.8m)
Metal framed single glazed lean-to sunroom with polycarbonate roof, pedestrian door to the side and sliding patio doors to the garden, vinyl flooring and uPVC double glazed sliding patio doors to the dining room.

Bedroom One
10'2" x 9'6" (3.1m x 2.9m)
With radiator, carpeted flooring and window with views over the rear garden.

Bathroom
7'10" x 5'2" (2.4m x 1.6m)
Comprising shower cubicle with electric shower, wall boarding surround and glazed shower screen, bath with individual taps, WC, wash basin with individual taps, radiator, razor socket, partially tiled walls, vinyl flooring and obscure window.

Bedroom Two
7'2" x 8'10" (2.2m x 2.7m)
With full wall of full-height fitted wardrobes with central sliding mirror and sliding doors to either side, radiator, carpeted flooring and window with aspects to the side.

South Facing Garden
South facing private rear garden with no overlook, no other property to the rear and enclosed boundaries, set to lawns interspersed with mature shrubs and borders of plants with paving slab seating area and pathways, continuation of composite rubberised pathway leading from the front of the property and across the rear, gravelled access to the left of the property, pedestrian gates to either side, external lighting, wall tap and boundaries of hedging and fencing.

Integral Garage
16'4" x 8'10" (5.0m x 2.7m)
With up-and-over garage door, power and lighting, concrete flooring, uPVC double glazed window over the rear garden and pedestrian door to the rear.

Carport
To the left hand side of the property with open side and polycarbonate style roof on brick columns.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

Services
We understand that mains 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 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0475-3063-5206-6316-1204

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

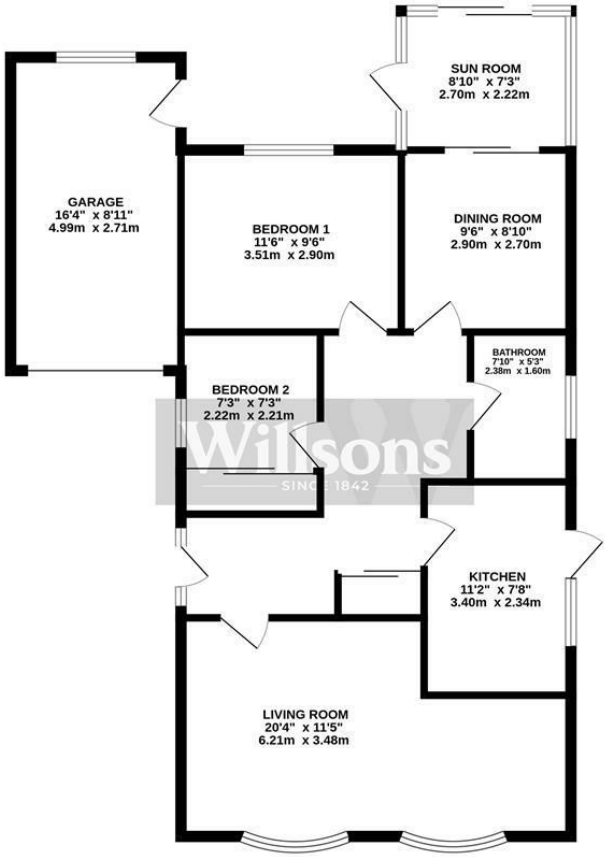
Directions
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. On passing the Grammar School, turn left into Tothby Lane. Take the second left into Robinson Avenue. The property can be found on the left after 150m.
What3words///pave.punctuate.woodstove







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.