11, Dashwood Road, Alford

£129,950

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Willsons

SINCE 1842

11, Dashwood Road, Alford, Lincolnshire, LN13 0AA

"AGENT'S COMMENTS"

The traditional Victoria end-terrace cottage has been lovingly renovated to provide a bespoke and cosy home in an edge of town location. Benefitting from recently installed kitchen with integrated appliances and breakfast bar, two bedrooms the master of which is very generously sized, recent bathroom suite and stylish decor throughout providing a wonderful move-in ready home. The outside spaces have been cleverly designed to create a natural oasis of plants and the brick-built outbuilding to the rear provides useful storage and additional space. With uPVC double glazing and gas central heating throughout, all within walking distance of the amenities of Alford and with easy on-street parking, this traditional little gem is turn-key ready to provide a wonderful home.

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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124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | **E.** alford@willsons-property.co.uk
https://www.willsons-property.co.uk

Front of Property
With courtyard garden enclosed by picket fence with pedestrian gates into gravelled courtyard frontage with stepping stone pathway features to the front door. There is a discrete integrated refuse storage to the front and access to the rear of the property can be gained via the arched passage which is shared with the neighbouring property to the left.

Living Room
10'9" x 11'5" (3.3m x 3.5m)
Acceed via composite front door with glazed feature panel into the living room with central chimney breast wall, radiator, carpeted flooring and window to the front of the property .

Kitchen
11'5" x 8'10" (3.5m x 2.7m)
Recently fitted kitchen with a stylish range of wall and base units, eye level microwave, integrated oven and grill, ceramic hob with illuminated extractor over, space and socket for full height fridge freezer, space and plumbing for washing machine, sink with draining board and mixer tap, breakfast bar, partially tiled walls, vertical radiator, under stairs storage cupboard, window and partially glazed door to the utility.

Utility Room
8'6" x 4'7" (2.6m x 1.4m)
With kitchen furniture corresponding with the kitchen to include full height larder unit, worktop and space below for tumble dryer, electric heated towel radiator, laminate flooring, partially tiled walls with windows to two sides and half glazed stable style door to the rear courtyard garden.

Courtyard Garden
Attractive rear courtyard garden with wooden decking, boundaries of brick wall and fencing and leading to the rear outbuilding.

Traditional Outbuilding
13'9" x 4'7" (4.2m x 1.4m)
Running the entire width of the rear of the property with power and lighting and concrete floor.

Rear Access
Gated rear access to the courtyard garden is gained via the arched passageway to the left of the property. The area above is incorporated into this property making the upstairs space slightly larger than the ground floor.

Bedroom One
14'9" max x 10'9" (4.5m max x 3.3m)
With central chimney breast wall with decorative wooden mantle, high level vaulted ceiling, two radiators, carpeted flooring and two windows to the front of the property.

First Floor Landing
5'2" x 5'6" (1.6m x 1.7m)
Split-level landing with electric heated towel radiator, loft access and carpeted flooring.

Bathroom
7'2" x 5'2" (2.2m x 1.6m)
With modern bathroom suite comprising washbasin vanity unit with mixer tap, WC, bath with mixer tap, electric shower over, tiled surround and glazed shower screen, radiator, vinyl tile flooring, high-level partially vaulted ceiling and window with obscure glazing.

Bedroom Two
7'2" min x 11'5" (2.2m min x 3.5m)
With radiator, high level partially vaulted ceiling, window overlooking the rear courtyard garden and half-height built-in airing cupboard housing the Ideal gas combination boiler.

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 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

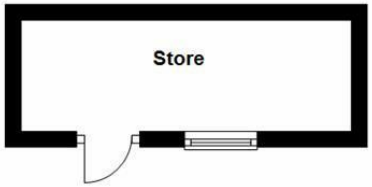
Energy Performance Certificate
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8009-4407-2022-3297-1603.

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 Dashwood Road. The property can be found after 50m on the right.
What3words///vintages.lions.nightfall

Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)

Total area: approx. 66.0 sq. metres (710.4 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.