



Willsons

3, Dixon Drive, Alford

£265,000



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Willsons

SINCE 1842

3, Dixon Drive, Alford,
Lincolnshire, LN13 0PR

"AGENT'S COMMENTS"

This exceptionally well presented three bedroom bungalow has been lovingly renovated to provide a wonderful turn-key ready home. With modern and neutral decor this wonderful home has a recent kitchen with integrated appliances, shower room with low-level shower tray and stylish bathroom furniture, full width dual aspect living dining room, a practical and stylish tiled central hallway and detailed finish with chrome sockets, switches and fitted blinds. Externally, the property has a private south facing garden with patio with further smaller patio to the side, generous driveway, integral garage and carport. The property benefits from uPVC double glazing and gas central heating throughout and offers an opportunity to buy a move-in ready home in a great location.

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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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 low maintenance gravel frontage, concrete pathways spanning the width of the property and leading to either side, garden borders of mature plants, boundaries of hedging, dwarf brick wall and fencing.

Living Room

20'0" x 11'5" (6.1m x 3.5m)

Dual aspect, 'L'-shaped living dining room with feature ceiling lighting, radiator, carpeted flooring and with windows to the front and side of the property including feature bow window to the front.

Internal Hallway

12'5" x 4'3" min x 12'1" x 6'6" max (3.8m x 1.3m min x 3.7m x 2.0 max)

Accessed via a partially glazed uPVC front door with full height panel to the side into wide internal hallway with full height cloak cupboard (1.1m x 0.6m), loft access with integrated ladder, radiator, feature lighting, high level fuse box and tiled flooring.

Kitchen

7'6" x 10'5" (2.3m x 3.2m)

With a modern range of wall and base units, integrated oven with four ring gas hob and panel extractor above, integrated 50/50 fridge freezer, dishwasher and washing machine, wall hung Ideal gas combination boiler integrated into wall unit, partially tiled walls, down lighting, continuous tiled flooring leading from the hallway, window and external door with aspects to the side of the property,

Bedroom One

10'5" x 9'6" (3.2m x 2.9m)

With radiator, carpeted flooring and window with aspects over the rear garden with fitted blinds to include black-out screens.

Bathroom

8'10" x 5'2" (2.7m x 1.6m)

Stylish family bathroom comprising wash basin and WC combination vanity unit with storage below and wall mounted, illuminated mirror above, low level full width walk-in shower tray with rainfall shower, handset and glazed shower screen, wall mounted heated towel radiator, extractor fan, downlighting, tiled flooring and two windows with obscure glazing.

Bedroom Two

8'10" x 7'10" (2.7m x 2.4m)

With radiator, carpeted flooring and window to the rear of the property providing aspects over the garden and with fitted blinds to include black-out screens.

Bedroom Three / Dressing Room

6'10" x 8'10" (2.1m x 2.7m)

With radiator, carpeted flooring and window with aspects to the carport.

Integral Garage

16'4" x 9'2" (5.0m x 2.8m)

With up-and-over garage door, power and lighting, independent fuse box, concrete flooring, rear pedestrian door and window to the garden.

South Facing Garden

South facing, private rear garden set to lawns with an area of tiled patio, concrete hardstanding, decorative gravel, boundaries of hedging and fencing and concrete pathways providing access to either side of the property.

Side of Property

To the side of property is a further wide area with decorative paving slab patio, concrete pathways to either side leading to the front of the property, concrete hard standing for refuse storage, decorative gravel, external lighting and wall tap.

Driveway

Wide concrete driveway leading to open sided carport of polycarbonate and aluminium construction with wall lighting.

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 '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 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9158-0029-7215-6441-4970.

Viewing - Alford

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

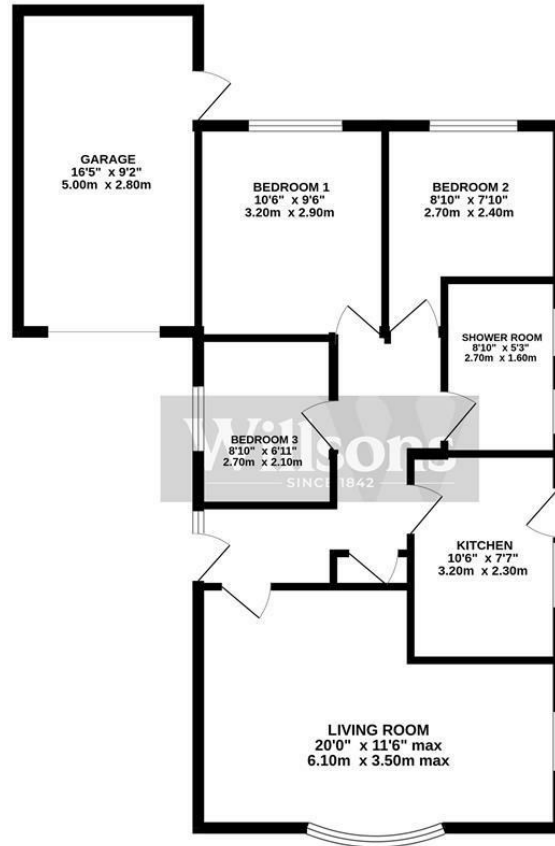
Directions

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 third left into Dixon Drive. The property can be found on the left after 15m.

What3words:///myself.goodnight.lawn



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.



ALFORD 124 West Street 01507 621111

| SKEGNESS 16 Alghita Road 01754 896100

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