

Hudson House, 3 Parsons Lane, Alford

Offers in the Region Of £135,000

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Willsons SINCE 1842

3, Parsons Lane, Alford, Lincolnshire, LN13 9HR

"AGENT'S COMMENTS"

This two bedroom semi-detached cottage with off-road parking and courtyard gardens, offers open plan living dining room which spans the depth of the property with traditional solid fuel fireplace and French doors to the patio garden, galley kitchen and ground floor bathroom with both bath and separate shower cubicle. Benefitting from a recent 2024 Baxi combination boiler with warranty providing central heating throughout, uPVC double glazing, hard wired fire/smoke detection alarms and loft space with boarding and ladder. Externally the driveway provides off road parking and there are two areas of low maintenance patio gardens with external lighting and a traditional brick outbuilding. The property is situated in a popular area of the market town of alford, within walking distance of school and local amenities.

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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Front of Property
With low maintenance frontage and driveway to the side providing off-road parking and leading to a rear pedestrian gate.

Living Dining Room
22'11" x 11'1" (7.0m x 3.4m)
Open plan room running the full span of the downstairs living space, with chimney breast wall, hearth, mantle and integrated storage and shelving to the side, under stairs office workspace, radiator, full height cloak storage cupboard, high-level height fuse box, laminate flooring and bow window to the front of the property and French doors to the patio garden.

Kitchen
13'9" x 5'10" (4.2m x 1.8m)
With range of wall and base units, space for integrated cooker and full height fridge freezer, integrated ceramic hob, space and plumbing for washing machine, ceramic sink with 1.5 bowls and mixer tap, tiled splashback, extractor fan, vinyl flooring and window with views over the patio garden.

Bathroom
10'2" x 6'2" (3.1m x 1.9m)
With corner bath, separate glazed shower cubicle, WC enclosed cistern unit, wash basin with individual taps, tiled walls, extractor fan, vinyl flooring and windows with obscure glazing to the side and rear. There is a full height airing cupboard housing 2024 Baxi gas combination boiler with remaining 10 year warranty.

Bedroom One
12'1" x 10'9" (3.7m x 3.3m)
With narrow chimney breast wall, loft access with ladder and storage, radiator, carpeted flooring and window to the front of the property.

Bedroom Two
9'6" x 10'9" (2.9m x 3.3m)
With narrow chimney breast wall, radiator, carpeted flooring, window to the rear and full height cupboard over the stairs with external ventilation for tumble dryer.

Patio Garden
With two distinct areas of low maintenance patio garden to include a rear courtyard leading to a brick outbuilding and further area on concrete patio to the side of the property with borders of flowers and plants and boundaries of fencing.

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: 0340-2904-1580-2405-8335

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.

Services
We understand that mains gas, electricity, water and drainage are connected to the property.

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

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, take the second right into Parsons Lane. The property can be found on the left after 45m.
What3words///tramps.deck.cubic









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.