12, Station Road, Alford

£279,995

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Willsons
SINCE 1842

12, Station Road,
Alford, Lincolnshire, LN13 9HY

"AGENT'S COMMENTS"

This traditional family home offers three bedrooms, two reception rooms and a generously sized garage and workshop. Brought to the market with recent neutral colour scheme throughout to include newly laid carpets and flooring, the property provides ample driveway parking, has attractive landscaped gardens to the front and south-facing garden to the rear. Currently with wooden windows and secondary glazing, this traditional house requiring a degree of modernisation is located in a popular area of the Market town of Alford and within easy walking distance of schools, local amenities and is brought to the market with no onward chain.

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
Two brick driveway pillars lead onto the concrete driveway running to the left of the property and onwards to the large garage and parking to the rear. With landscaped lawned gardens to the front continuing to the side of the property with raised beds of decorative stone, borders of flowers, plants, mature shrubs and trees, concrete pathway to the front door, external lighting to the front and side, external wall tap and side entrance door.

Entrance Hall
14'5" x 7'2" (4.4m x 2.2m)
Wide central entrance hallway accessed via a wooden entrance door with obscured half glazed traditional stained glass pane with further window to the side, integrated doormat, radiator, open spindle staircase, under stairs storage cupboard (0.9m x 0. 8m) with shelving and also housing the gas metre, boiler thermostat, carpeted flooring.

Dining Room
10'9" x 12'9" (3.3m x 3.9m)
With central chimney breast wall with wall mounted gas fire, feature bay window to the front of the property with views over the front garden, radiator and carpeted flooring.

Living Room
12'5" x 12'9" (3.8m x 3.9m)
Dual aspect room with central chimney breast wall with wall mounted gas-fired back boiler with storage cupboard to the right housing boiler controls and pump, radiator, carpeted flooring, window to the side and sliding patio doors to the driveway and garden.

Kitchen
8'10" x 6'10" (2.7m x 2.1m)
With the range of wall and base units, stainless steel sink with individual taps and draining board, worktop with matching up stands, space and socket for freestanding electric cooker, space for under counter fridge, space and plumbing for under counter washing machine, radiator, high level modern fuse box and electric meter and newly laid vinyl flooring,

Side Entrance Porch
2'11" x 4'11" (0.9m x 1.5m)
Accessed via a half obscured glazing wooden side door into entrance porch with open plan under-stairs cloaks area with shelving and hanging space, intruder alarm and vinyl flooring.

Landing
6'6" x 8'10" max (2.0m x 2.7m max)
Split level gallery landing with laddered loft access to the attic room, intruder alarms controls, carpeted flooring and window to side aspects.

Bedroom One
12'5" x 11'1" max (3.8m x 3.4m max)
With central chimney breast wall with full height fitted wardrobes to the side, radiator, carpeted flooring and window with aspects over the rear garden and paddock beyond.

Bedroom Two
10'9" x 13'1" max (3.3m x 4.0m max)
With central chimney breast wall with fitted wardrobes to the left, radiator, carpeted flooring and window with aspects over the front garden.

Bathroom
6'10" x 7'2" (2.1m x 2.2m)
With traditional wash basin vanity unit, WC, bath with two individual taps and tiled surround, radiator, extractor fan, vinyl flooring and window with obscure glazing.

Bedroom Three
8'10" max x 8'10" (2.7m max x 2.7m)
With full height fitted wardrobe, radiator, carpeted flooring and window to the rear of the property.

Attic Room
11'9" x 8'6" (3.6m x 2.6m)
Accessed via a loft hatch with integrated ladder from the landing, this room is fully boarded with 2.1m head height at the centre point with partially vaulted ceilings with access to further eaves storage and lighting.

South-Facing Garden
Set to lawns with borders of mature shrubs and plants, with south facing orientation, concrete driveway leading into large area of parking, stone-edged raised garden borders, concrete paving slab pathway leading to the end of the garden and nature pond, lean-to shed to the rear of the workshop and boundaries of fencing.

Garage
16'4" x 12'1" (5.0m x 3.7m)
Generous detached sectional concrete garage and workshop with up-and-over garage door, power and lighting, concrete flooring, high level windows to the garden leading through wooden internal door to additional workshop to the rear.

Workshop
11'9" x 12'1" (3.6m x 3.7m)
With high level windows to the side and rear, power and lighting, concrete flooring and shelving.

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 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number:

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 Ulceby Cross take the A1104 towards the town of Alford. On entering the out town of Alford, the property is located on the right hand side after 425m.
What3words//////news.committed.liquids

12 Station Road
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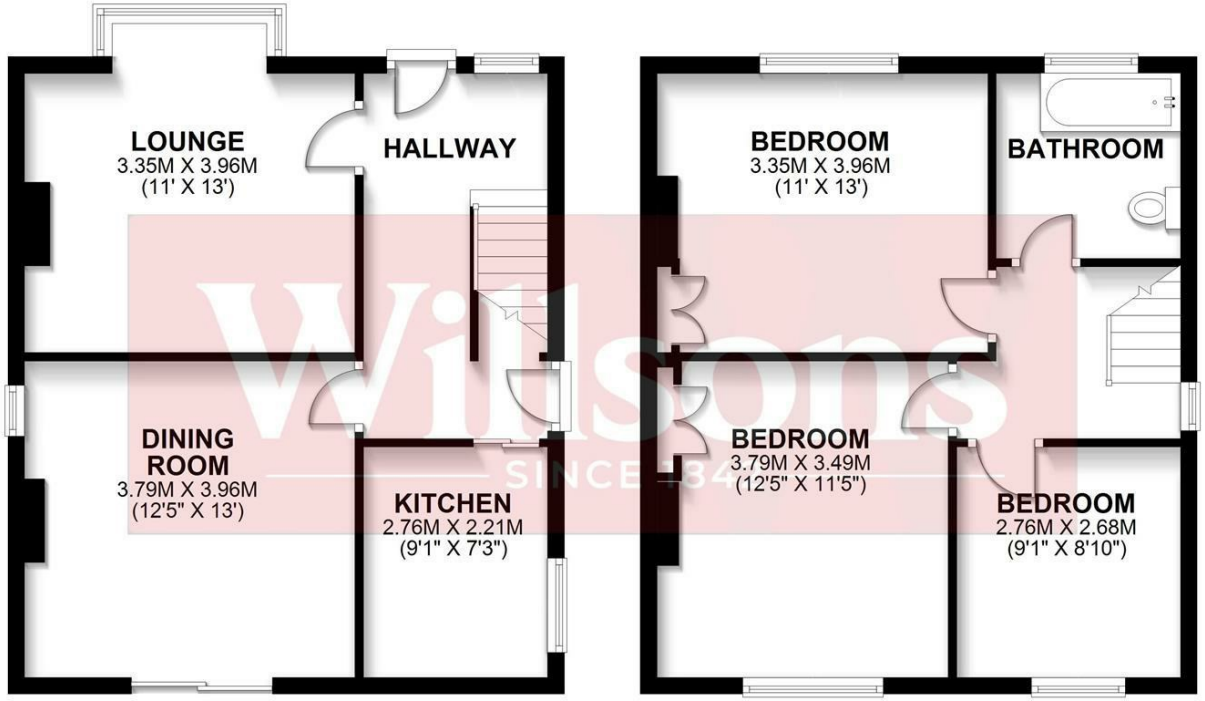
LN13 9HY



FLOOR PLAN

TOTAL AREA: APPROX. 91.4 SQ. METRES (983.4 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.