

94, West Street, Alford
£250,000

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Willsons
SINCE 1842

94, West Street, Alford, Lincolnshire, LN13 9HA

"AGENT'S COMMENTS"

This traditional Victorian Town House offers a generous family home over four floors in a great central location. With four bedrooms and four bathrooms in total, master with en-suite and 'Jack & Jill' bathroom facilities to bedrooms three and four, stylish dining kitchen with double sided multifuel burner, integrated appliances and French doors to the fully enclosed, low maintenance patio garden. With generous proportion to include 3m ceiling heights and period features such as deep skirting board, cornicing and picture rails, the property benefits from a converted below ground cellar room, gas central heating & double glazing. With low Council Tax banding 'B' yet an extensive floor plan. this property is brought to the market with no onward chain all within walking distance of the amenities and schools of the market town of Alford.

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 wide driveway providing off-road parking to the side of the property, front door access and boundaries of hedging and fencing and further area of driveway accessed by triple width sliding gate.

Entrance Hallway
17'8" x 5'10" (5.4m x 1.8m)
Accessed via partially glazed composite front door with stained glass panes into entrance hallway with radiator, intruder alarm, wood grain LVT flooring and high level of fuse box concealed in cupboard.

Living Room
17'0" x 15'5" average (5.2m x 4.7m average)
An elaborate Victorian reception room with high-ceiling and period features to include picture rail, decorative ceiling rose and traditional deep skirting boards, central chimney breast wall with open fire, ornate hearth and mantle with alcoves to either side, two radiators, wall lighting, carpeted flooring and 3/4 height bay window with window seat.

Dining Kitchen
20'4" x 14'5" (6.2m x 4.4m)
With central double sided multi-fuel stove with tiled hearth and corresponding surround, range of fitted wall and base units to include integrated eye-level microwave, oven and grill, integrated six ring gas hob with illuminated extractor over, glass splashback and wide pan draws below, under counter pull-out larder cupboard, composite sink with 1.5 bowls and mixer tap, integrated dishwasher, walk-in utility cupboard (1.3m x 0.9m) with work top and space for appliance below also housing hot water tank and Viessman gas central heating boiler, pantry cupboards (1.3m x 0.9m) with integrated shelving and further walk-in cloak cupboard (1.8m x 0.9m), radiator, downlighting, wood grain LVT click flooring, two windows with aspects to the side of the property and French doors to the rear patio garden.

Ground Floor WC
4'3" x 2'7" (1.3m x 0.8m)
With WC, wash basin, fully tiled walls, extractor fan and down lighting.

Below Ground Cellar
14'5" average x 16'0" (4.4m average x 4.9m)
A great additional space with a small range of wall and base units with integrated fridge, sockets for wall mounted TV, plinth lighting, radiator amd downlighting.

First Floor Split-Level Landing & Hallway
14'5" x 5'10" & 20'4" x 3'3" (4.4m x 1.8m & 6.2m x 1.0m)
With radiator, window with partial obscure glazing and carpeted flooring.

Master Bedroom
15'5" x 14'9" average (4.7m x 4.5m average)
Dual aspect room with a generous Victorian ceiling height of over three metres, picture rail and deep skirting boards, wall lighting, two walk-in wardrobes to either side of the central chimney breast wall (1.1m x 0.6m) each containing shelving and hanging space with high level storage over, two radiators, wall lighting, wall mounted TV point and sockets, carpeted flooring and windows with aspects to the front and side of the property.

Ensuite Shower Room
4'11" max x 5'10" (1.5m max x 1.8m)
Comprising corner shower with glazed shower surround and tiled splashback, wash basin vanity unit, chrome heated towel radiator, WC, wall mounted illuminated mirror, partially tiled walls, extractor fan, downlighting and vinyl click flooring.

Bedroom Two
11'1" max x 14'5" (3.4m max x 4.4m)
With central chimney breast wall with traditional open fireplace and full height storage to the left hand side (1.4m x 0.3m), radiator, carpeted flooring and window with partial obscure glazing to the side of the property.

Shower Room
5'6" x 4'11" (1.7m x 1.5m)
With low level double width walk-in shower with glazed shower screen, rainfall shower with additional handset, extractor fan, tiled walls, wash basin vanity unit, tiled flooring and window with obscure glazing.

Family Bathroom
12'1" x 6'6" ave (3.7m x 2.0m ave)
Comprising feature sunken bath with central dual taps and tiled surround, heated towel radiator, Victorian style WC and wash basin with individual taps, traditional Victorian open fireplace with storage to the left of the chimney breast, tiled flooring, full height airing cupboard (0.9m x 0.7m) with integrated shelving, partial wall boarding and wooden double glazed window.

Second Floor Landing
17'8" x 4'7" (5.4m x 1.4m)
Split level gallery landing with half height vaulted ceilings, motion sensor down lighting and carpeted flooring.

Bedroom Three
13'1" x 11'1" max (4.0m x 3.4m max)
With central chimney breast wall, radiator, wall mounted TV and aerial point, downlighting, carpeted flooring and low level window to the side of the property.

Ensuite 'Jack & Jill' Bathroom
8'10" x 5'10" (2.7m x 1.8m)
'Jack & Jill' to bedrooms three and four, with bath, wash basin vanity unit, WC, chrome heated towel radiator, vinyl click flooring, tiled splashback, mid-level vaulted ceiling and down lighting.

Bedroom Four
11'9" x 8'10" (3.6m x 2.7m)
With chimney breast wall, radiator, half vaulted ceiling, aerial and socket for wall mounted TV, downlighting, carpeted flooring and window to the side of the property.

Low Maintenance Courtyard Garden
Set to block paved patio with areas of artificial grass, external lighting, pedestrian gate to the side, boundaries of fencing and wide sliding gate providing access to the driveway and parking for several vehicles from the front of the property.

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 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8134-0427-7300-0968-6222

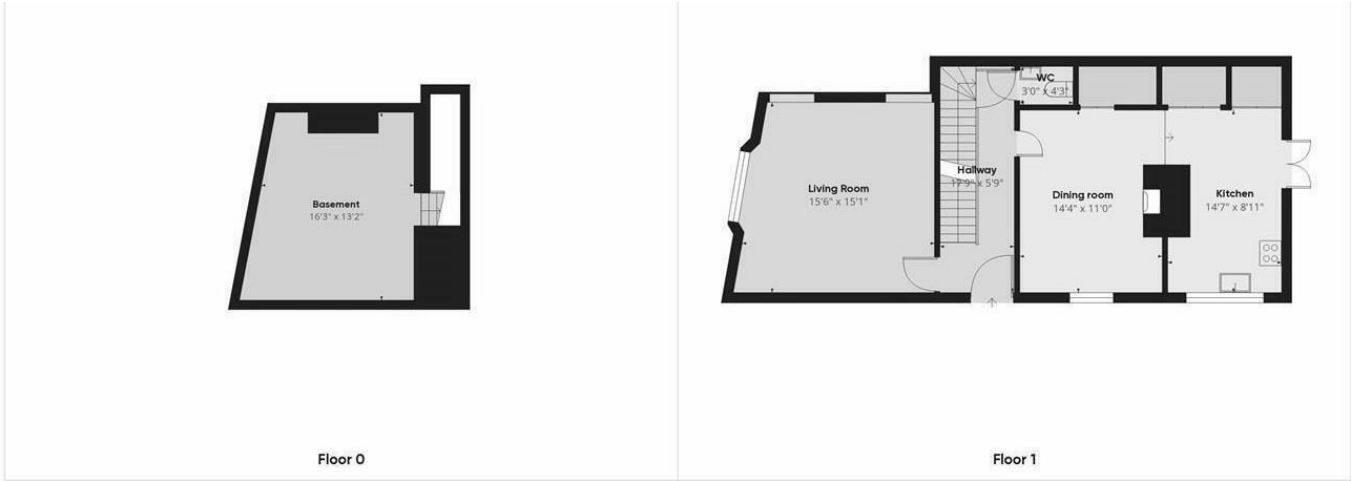
Viewing - Alford
Viewing is strictly by appointment with the Alford office at the address shown below.

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, the property can be found on the left after 270m.
What3words///iceberg.partly.strapped













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.