

18, East Street, Alford

£120,000

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Willsons
SINCE 1842

18, East Street, Alford, Lincolnshire, LN13 9EQ

"AGENT'S COMMENTS"

This delightful mid-terrace Victorian character cottage located on the outskirts of Alford on an attractive leafy street offers a modern feel open-plan living space incorporating living room, dining room and kitchen with separate utility room, two bedrooms and ground floor bathroom. With a long rear garden extending circa 50 meters set to lawns and already benefitting from uPVC double glazing and gas central heating, the property has been recently neutrally decorated throughout and has wide on-road parking immediately adjacent. An opportunity to purchase a traditional cottage in a central location and all within easy walking distance of the centre of Alford, shops, schools and amenities. The property 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
Accessed via a pedestrian gate onto gravelled frontage with boundaries of hedging.

Open Plan Living Space Comprising:

Living Room
12'5" x 11'5" (3.8m x 3.5m)
Entered via a partially glazed external door with obscure glazing into full depth open-plan ground floor space accommodating living room, dining room and kitchen. Living room area with central brick fireplace with gas fire, hearth and mantle, high level cupboard housing fuse box, character 3/4 height Georgian bar uPVC window to the front of the property, radiator, carpeted flooring and being open plan to dining room.

Dining Room
9'2" x 8'2" (2.8m x 2.5m)
With radiator, understairs storage cupboard (1.7m max x 0.8m) and carpeted flooring leading to the kitchen area

Kitchen
12'5" x 6'6" (3.8m x 2.0m)
With a range of wall and base units, space for free standing gas cooker with extractor hood over, stainless steel sink with 1.5 bowls and mixer tap, space for under counter fridge, radiator, partially tiled walls, vinyl flooring and window with aspects over the rear garden.

Utility Room
5'2" x 4'3" (1.6m x 1.3m)
With an area of worktop with space and plumbing for washing machine, wall cupboard, Greenwood Airvac ventilation unit, vinyl flooring and French doors to the rear garden.

Bathroom
3'7" x 7'6" (1.1m x 2.3m)
Comprising bath with electric shower over, washbasin, WC, partially tiled walls, integral shelving, extractor fan, high level internal window, radiator and vinyl flooring

Bedroom One
9'10" ave x 10'9" ave (3.0m ave x 3.3m ave)
With radiator, carpeted flooring and window to the front of the property.

Bedroom Two
9'2" x 8'2" average (2.8m x 2.5m average)
With full height airing cupboard with integral shelving also housing Logic Ideal gas combination boiler, radiator, carpeted flooring and window with aspects over the rear garden.

Garden
Long garden extending circa 50 meters set to lawns with stone chip and slate patio areas, wooden garden shed, mature shrubs and plants and boundaries of hedging and fencing

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: 2251-7376-2429-8452-9261.

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. Travel through Alford leaving the town towards Mablethorpe/Sutton-on-Sea. The property can be found just before the fork in the road.
What3words///denote.restored.simulates



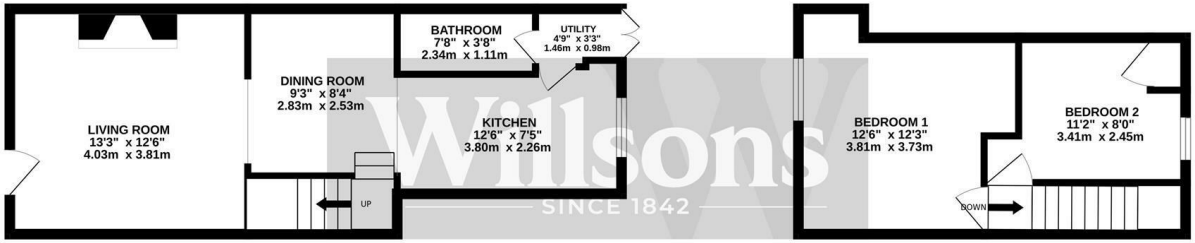






GROUND FLOOR

1ST FLOOR



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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.