

68, Parsons Lane,

£875 PCM

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Willsons

SINCE 1842

68, Parsons Lane,
, Alford,
Lincolnshire, LN13 9HS

"AGENT'S COMMENTS"

Still in the process of some refurbishments, this spacious 3 bedroom semi detached property will be available from mid December and comprises, entrance hall, two good sized reception rooms, kitchen with built in oven, hob and extractor, ground floor WC, three bedrooms, family bathroom and rear garden. The property benefits from gas central heating and double glazing throughout, with driveway providing ample off road parking. Council Tax Band A, EPC Rating E, Deposit £1,682.69

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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How To View
If you would like to apply to view this property, complete and return the application form that can be found on our Willsons website on the property listing. Please note that we cannot arrange any viewings without an application form.

Viewings
Viewings are arranged between the hours of 9am - 5pm Monday to Friday

Holding Deposit
If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling to £201.92, must be paid at the start of referencing and is to be held for up to 15 days, however with consent, we will hold the fee until the completion of the tenancy. This fee will be deducted from the first months rent upon successful completion of referencing. If the tenancy does not commence, the holding deposit will be returned to either applicant or landlord dependant on the reason for the unsuccessful let.

Deposit
This property requires a deposit of 5 weeks' rent - totalling £1,009.61
The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation
Spacious 3 bedroom semi detached property, still undergoing refubishment

Entrance Hall
5'8" x 4'9" (1.74 x 1.47)
uPVC front door, stained glass window, radiator, fuse box, light, sockets and switches

Living Room
11'10" x 10'10" (3.61 x 3.32)
Window, radiator, light, fireplace and surround, aerial point, sockets and switches

Dining Room
13'10" x 11'10" narrowing to 8'3" (4.23 x 3.63 narrowing to 2.52)
Dual aspect windows, light, fire, surround and mantle, radiator, understairs cupboard, aerial point, sockets and switches

Kitchen
10'8" x 3'10" (3.26 x 1.19)
Window, uPVC back door, range of white wall and base units, wood effect worktop, 1.5 composite sink and drainer with chrome mixer tap, built in oven, hob and extractor, space and plumbing for washing machine, space for undercounter fridge and freezer, Worcester Bosch boiler, heat alarm, CO alarm, radiator, strip light, sockets and switches

Ground Floor WC
3'5" x 2'11" leading to wc 4'4" x 3'4" (1.06 x 0.89 leading to wc 1.34 x 1.03)
Window, wash hand basin, light, light pull cord, separate room with window, toilet, radiator, light

Stairs & Landing
9'11" x 2'9" (3.04 x 0.86)
Bannister and handrail, loft access hatch, smoke alarm, light, switches

Bedroom 1
12'6" x 10'11" (3.83 x 3.33)
Window, radiator, telephone point, light, sockets and switches

Bedroom 2
8'0" x 7'8" (2.46 x 2.36)
Window, radiator, light, sockets and switches

Bedroom 3
7'8" x 7'0" (2.34 x 2.14)
Window, radiator, light, sockets and switches

Bathroom
7'0" x 5'0" (2.15 x 1.53)
Window, ladder style radiator, toilet, basin, bath with shower above, extractor fan, light, light pull cord

Rear Garden
Well proportioned rear garden, with a mix of patio areas, lawn and borders for planting











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.