



£1,050 Per Calendar  
Month



4



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**Willsons**  
SINCE 1842



5, Park Lane,  
, Alford,  
Lincolnshire, LN13 9DN

### "AGENT'S COMMENTS"

*This spacious 4-bedroom detached property is based in the market town of Alford and is located close to local amenities. Consisting of a ground floor WC and a bathroom on the first floor, a Large open plan living/dining room with uPVC bifold doors to rear garden. This property has a private driveway with space for two cars, a garage and a large garden area. There is uPVC double glazing throughout and gas central heated radiators. Council Tax band C. EPC rating D . Deposit £1211.53*

*If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.*

### LOCATION

*This spacious 4-bedroom detached property is based in the market town of Alford and is located close to local amenities. Consisting of a ground floor WC and a bathroom on the first floor, a Large open plan living/dining room with uPVC bifold doors to rear garden. This property has a private driveway with space for two cars, a garage and a large garden area. There is uPVC double glazing throughout and gas central heated radiators. Council Tax band C. EPC rating D . Deposit £1211.53*  
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16 Alghita Road, Skegness, Lincolnshire, PE25 2AG  
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<https://www.willsons-property.co.uk>



### Viewings & Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

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

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 must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Accommodation

Detached 4-Bedroom house with private driveway and garage, access through double glazed wooden front door leading to;

#### Entrance Hall

10'2" x 8'1" (3.10 x 2.47)

Double Glazed wooden windows and front door, Gas central heated radiator, Cupboard housing meters, Storage cupboard, Light fitting, Sockets and switches

#### Hallway

14'11" x 4'0" (4.55 x 1.22)

Gas central heated radiator, Thermostat, Coat room, Coat Hooks, Light fitting, Sockets and switches

#### Dining room

10'7" x 25'4" (3.23 x 7.73)

Double uPVC double glazed windows, Aluminium patio doors, Gas central heated radiator, Light fitting, Sockets and switches

#### Living room

12'8" x 25'11" (3.87 x 7.90)

Double uPVC Double glazed windows, uPVC double glazed bifold doors, Gas central heated radiator, Electric fire, Light fitting, Sockets and switches

#### Kitchen

9'11" x 10'10" (3.03 x 3.32)

uPVC Double glazed windows, Gas central heated radiator, Range of modern base units, Stainless steel half sink with drainer and mixer tap, Integrated oven and grill, Countertop four ring hob with glass splashback on wall, Overhead extractor fan, Integrated undercounter fridge, Integrated dishwasher, Integrated general waste and recycle bins, Gas boiler, Thermostat, Pantry, Light fitting, Sockets and switches

### Utility room

8'9" x 5'1" (2.67 x 1.56)

uPVC double glazed back door and window, Base units with undercounter storage, Stainless steel half sink with drainer and mixer tap, Space and plumbing for washing machine, Light fitting, Sockets and switches

### WC

uPVC double glazed window, Low level toilet, Wash hand basin, Light fitting, Sockets and switches

### Landing

11'0" x 8'3" (3.36 x 2.53)

uPVC Double glazed window, Gas central heated radiator, Access to loft, Cupboard with water tank and storage, Light fitting, Sockets and switches

### Bedroom 1

11'1" x 13'0" (3.39 x 3.98)

uPVC double glazed window with fitted roller blind, Gas central heated radiator, Light fitting, Sockets and switches

### Bedroom 2

11'0" x 11'0" (3.37 x 3.36)

uPVC double glazed window, Gas central heated radiator, Light fitting, Sockets and switches

### Bedroom 3

11'6" x 8'3" (3.51 x 2.53)

uPVC double glazed window with fitted blind rail, Gas central heated radiator, Built in wardrobes, Light fitting, Sockets and switches

### Bedroom 4

8'1" x 6'4" (2.47 x 1.95)

uPVC double glazed window, Gas central heated radiator, Built in storage, Light fitting, Sockets and switches

### Bathroom

8'0" x 5'4" (2.44 x 1.63)

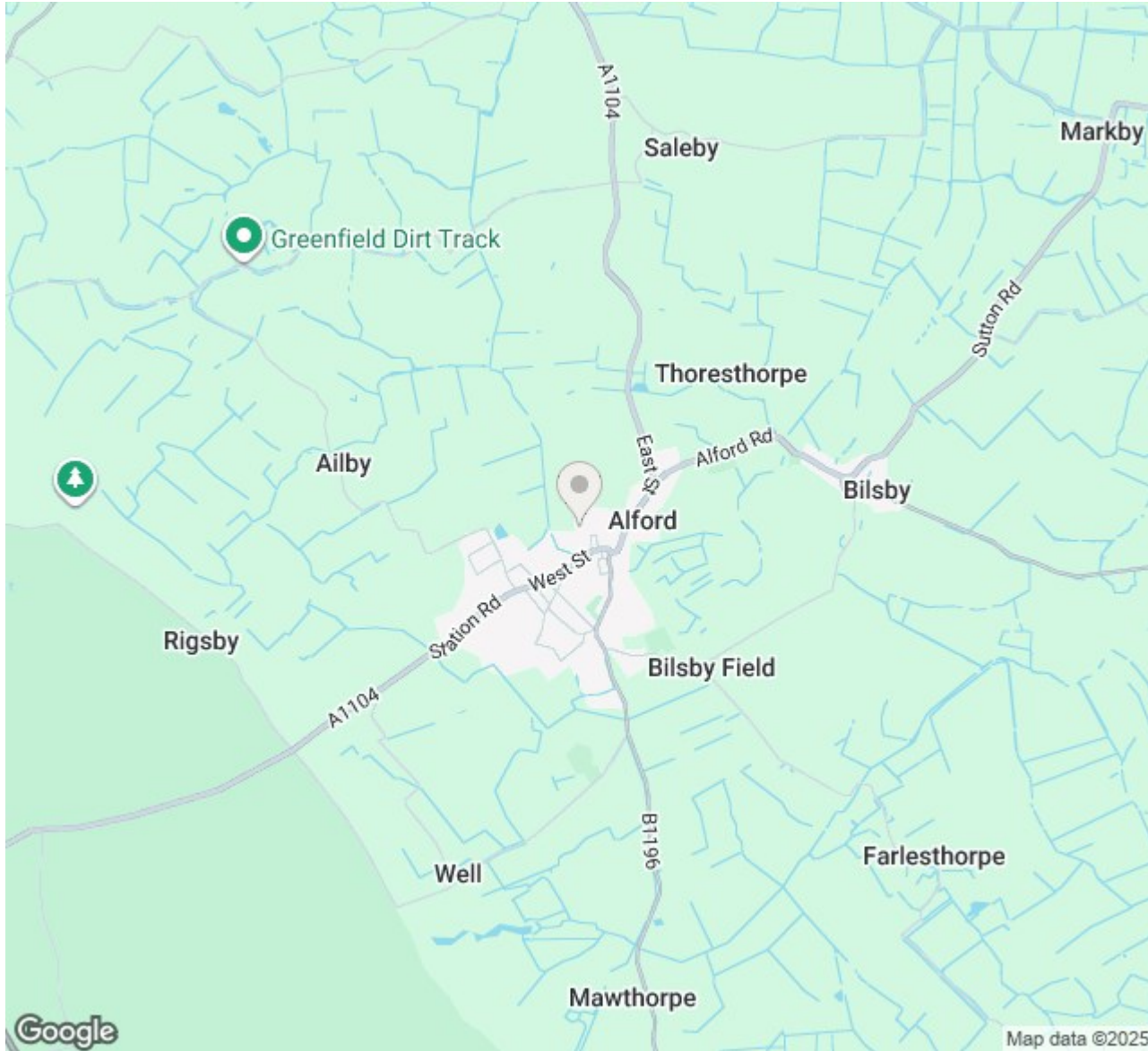
uPVC Double glazed window, Floor to ceiling towel radiator, Pedestal sink with vanity unit, Coupled toilet, Panelled P shaped bath with stainless steel mixer taps, Electric shower with glass shower screen, Half tiled walls, Light fitting, Switch.

### Rear garden

Access via bifold doors







## 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.



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