



2A, Tothby Meadows,

£825 Per Month



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**Willsons**  
— SINCE 1842 —



2A, Tothby Meadows,  
, Alford,  
Lincolnshire, LN13 0EH

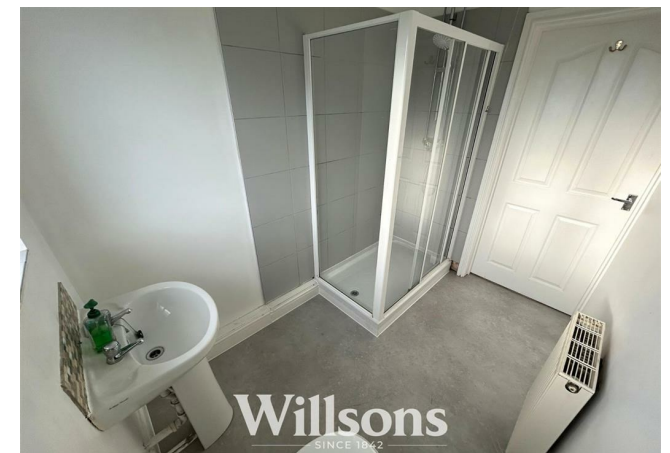
### "AGENT'S COMMENTS"

*An attractively presented and spacious detached 3-bedroom bungalow located within the popular market town of Alford. This property comprises of 3 spacious bedrooms, lounge, kitchen & utility room, and a modern bathroom. The property benefits from UPVC double glazing, gas fired central heating, private driveway with space for 2 cars and a large rear garden. Council tax band C. EPC rating C. Deposit £951.92.*

*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.*

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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

Spacious 3-bedroom detached bungalow with off road parking, based in the market town of Alford.

#### Entrance hall

6'0" x 12'9" (1.83 x 3.90)

uPVC double glazed front door, Gas central heated radiator, Smoke alarm, Access to loft, Internet port, Light pendant with shade, Sockets and switches

#### Lounge

12'9" x 14'0" (3.89 x 4.29)

uPVC double glazed picture windows with fitted blinds, uPVC double glazed window, Gas central heated radiator, Internet and aerial port, Light pendant with light shade, Sockets and switches

#### Kitchen

10'3" x 5'11" (3.13 x 1.81)

Double uPVC double glazed windows, Gas central heated radiator, Range of wall and base units, Stainless steel sink with drainer and mixer tap, Integrated cooker, Countertop four ring gas hob, Space under counter for appliance, Thermostat, Smoke alarm, C/O alarm, Extractor fan, Light pendant with light shade, Sockets and switches

#### Utility Room

4'9" x 7'3" (1.47 x 2.21)

uPVC double glazed back door, Gas central heated radiator, Gas boiler, Plumbing for washing machine, Light pendant, Sockets and switches

#### Bathroom

8'5" x 5'10" (2.57 x 1.78)

uPVC double glazed window, Gas central heated radiator, Coupled toilet, Pedestal sink with stainless steel taps and tiled splashback, Glass shower cubicle with sliding door and tiled splashback, Stainless steel mains shower, Extractor fan, Light pendant, Light switch

#### Bedroom 1

11'0" x 12'11" (3.36 x 3.96)

Double uPVC double glazed window, Gas central heated radiator, Carpeted floor, Aerial and internet port, Light pendant with light shade, Sockets and switches

#### Bedroom 2

10'11" x 8'3" (3.35 x 2.54)

Double uPVC double glazed window with fitted blinds, Gas central heated radiator, Hook on door, Light pendant, Sockets and switch

#### Bedroom 3

6'3" x 5'10" (1.92 x 1.78)

Double uPVC double glazed window, Gas central heated radiator, Light pendant with light shade, Socket and switches

#### Rear Garden





## 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.

