



20, Bridgeways, Alford

£174,950



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Willsons
— SINCE 1842 —

20, Bridgeways,
Alford, Lincolnshire,
LN13 9FA

"AGENT'S COMMENTS"

This semi-detached, recently built property which is situated on the reputable Bridgeways Development offers two bedrooms, kitchen, bathroom, open plan living/dining room, parking, gardens and comes with the remaining 10 year NHBC warranty. With uPVC windows and double glazing throughout and two parking spaces immediately to the front of the property. This turn-key ready property is all within walking distance from the amenities found in 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 and 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's and dentist's surgeries, a primary and two secondary schools, one of which is a grammar school. There are a variety of shops both independent and national. Eateries include pubs, restaurants, coffee shops and a variety of takeaways. Alford is a market town, with market days being on a Tuesday and Friday, as well hosting periodic craft markets. There are a range of clubs and societies for various ages.



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<https://www.willsons-property.co.uk>

Front of Property

With two parking bays immediately to the front of the property, low maintenance gravel border and concrete slabbed pathway leading to the composite front door.

Open Plan Living Dining Room

12'9" x 14'5" (3.9m x 4.4m)

With television point, room thermostat, radiator, uPVC French Doors leading to the rear garden and vinyl flooring.

Kitchen

14'8" max x 8'7" (4.48m max x 2.64m)

With wall and base units, integrated gas hob, cooker and microwave, extractor fan, 1.5 bowl sink with drainer and mixer tap, breakfast bar, space and plumbing for washing machine, space for freestanding fridge freezer, telephone point, fuse box, radiator and vinyl flooring.

Understairs WC

3'1" x 5'10" (0.95m x 1.78m)

With WC, wash basin, radiator and vinyl flooring.

First Floor Landing

6'4" x 6'4" (1.95m x 1.95m)

With loft hatch, full height airing cupboard (1.9m x 1.68m) housing gas combination boiler and carpeted flooring.

Bedroom One

10'4" max x 12'2" (3.15m max x 3.73m)

With built-in storage cupboard, radiator, room thermostat, two windows to the rear of the property and carpeted flooring.

Bedroom Two

8'0" x 11'2" (2.45m x 3.41m)

With radiator, window to the front of the property and carpeted flooring.

Bathroom

6'4" x 5'6" (1.95m x 1.7m)

Bath with direct feed shower over, glazed shower screen, WC and sink vanity unit with storage, extractor fan, downlighters, radiator, partially tiled walls and vinyl flooring.

Rear Garden

Set to lawns with an area of patio and boundaries of fencing and brick wall. The garden can be access via a rear pathway and gate.

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. Please note that there is an annual charge of circa £100 for the maintenance of the development.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of 'B' .The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2530-1330-2009-0079-0226

Directions

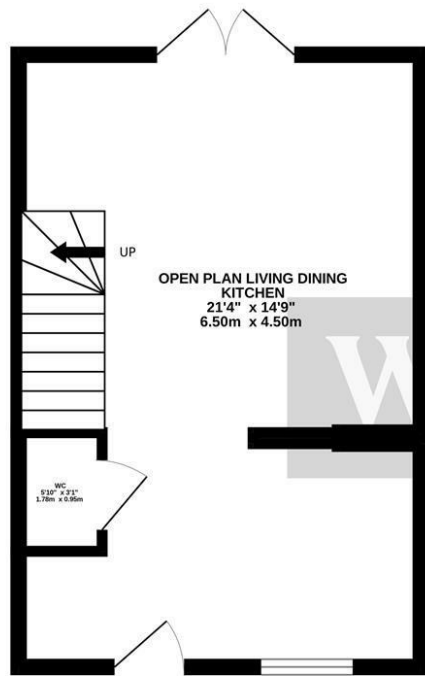
From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town turning right onto the B1196 Willoughby Road. The Bridgeways development can be found after 900m on the right. On entering the Bridgeways Development, follow the road round to the left. The property can be found on the left in a small cul-de-sac after 150m.
What3Words/////sheets.shoulders.instance

Viewing

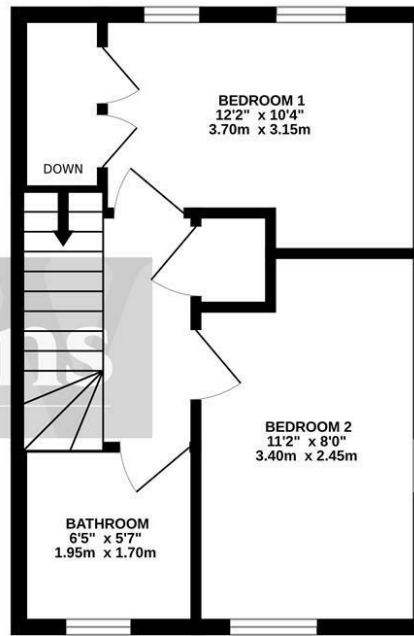
Viewing is strictly by appointment with the Alford office at the address shown below.



GROUND FLOOR



1ST FLOOR



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.

