



"Argyle House" 33, Station Road, Alford

£260,000



**Willsons**  
SINCE 1842

"Argyle House" 33, Station Road,  
Alford, Lincolnshire,  
Lincolnshire, LN13 9JB

### "AGENT'S COMMENTS"

*A detached house of generous proportions situated towards the outskirts of the popular market town of Alford. Offering 3 bedrooms, 2 bathrooms, living room, additional reception room, utility room, sunroom, gardens and off-road parking to the rear. Benefitting from gas central heating, uPVC double glazed windows throughout, local amenities within walking distance and 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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<https://www.willsons-property.co.uk>

### Front of Property

With access over a private road onto a gravelled parking area at end of the rear garden, brick pathway leading through the garden to an area of concrete patio enclosed by half-brick walls to the left-hand side of the property to access the rear door and onwards to access the main entrance door.

### Entrance Porch

6'5" x 5'1" (1.97m x 1.56m)

With composite front door, radiator, telephone point, fuse box and vinyl flooring.

### Ground Floor Bathroom

8'6" x 6'2" (2.6m x 1.9m)

With wash basin, WC, shower cubicle with electric shower, radiator, extractor fan, window to the side of the property and tiled flooring.

### Reception Room

10'9" x 11'5" (3.3m x 3.5m)

With under-stairs cupboard, radiator, window to the front of the property and carpeted flooring.

### Living Room

15'1" x 17'0" (4.6m x 5.2m)

With gas fire, feature mantel piece, wall lights, two radiators, two windows to the side of the property and carpeted flooring.

### Open Plan Kitchen Diner

19'0" max x 10'9" (5.8m max x 3.3m)

With wall and base units, "Envoy" range style cooker, extractor fan, gas boiler, 1.5 bowl sink and drainer with mixer tap, space for undercounter fridge, space and plumbing for washing machine, partially tiled walls, window to the side of the property, both tiled and carpeted flooring.

### Utility Room

9'0" x 8'0" max (2.76m x 2.45m max)

With space for under counter appliance, two storage cupboards with worktop, external door leading to the rear of the property and tiled flooring.

### Sunroom

11'3" x 11'7" (3.45m x 3.55m)

With radiator, window to the side of the property, uPVC sliding patio door leading to the rear garden and tiled flooring.

### First Floor Landing

18'5" x 4'7" to include chimney breast (5.62m x 1.4m to include chimney breast)

With two windows to the side of the property, enclosed chimney breast wall and carpeted flooring.

### Bedroom One

17'0" x 11'5" (5.2m x 3.5m)

With two radiators, windows to the front and side of the property and carpeted flooring.

### Bedroom Two

15'1" x 12'9" (4.6m x 3.9m)

With built-in storage cupboard, radiator, window to the side of the property and carpeted flooring.

### Bedroom Three

11'3" x 7'11" (3.44m x 2.42m)

With radiator, window to the side of the property and carpeted flooring

### Family Bathroom

8'10" x 8'6" max (2.7m x 2.6m max)

With wash basin, WC, bath with mixer tap and shower head, razor socket, radiator, full height built-in storage cupboard housing the immersion tank (1.88m x 0.73m), partially tiled walls, window to the rear of the property and carpeted flooring.

### Rear Garden

Set to lawns, boundaries of hedges and fencing, slabbed patio area, concrete pathways and partial access to both sides of the property.

### Tenure and 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 '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 'D' The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number - 8181-7124-6410-2404-1922

### Directions

From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. The property can be found on entering the outskirts of the town, on the left hand side, close to the Fuel Station.  
What3Words:///flap.pursuing.unrated

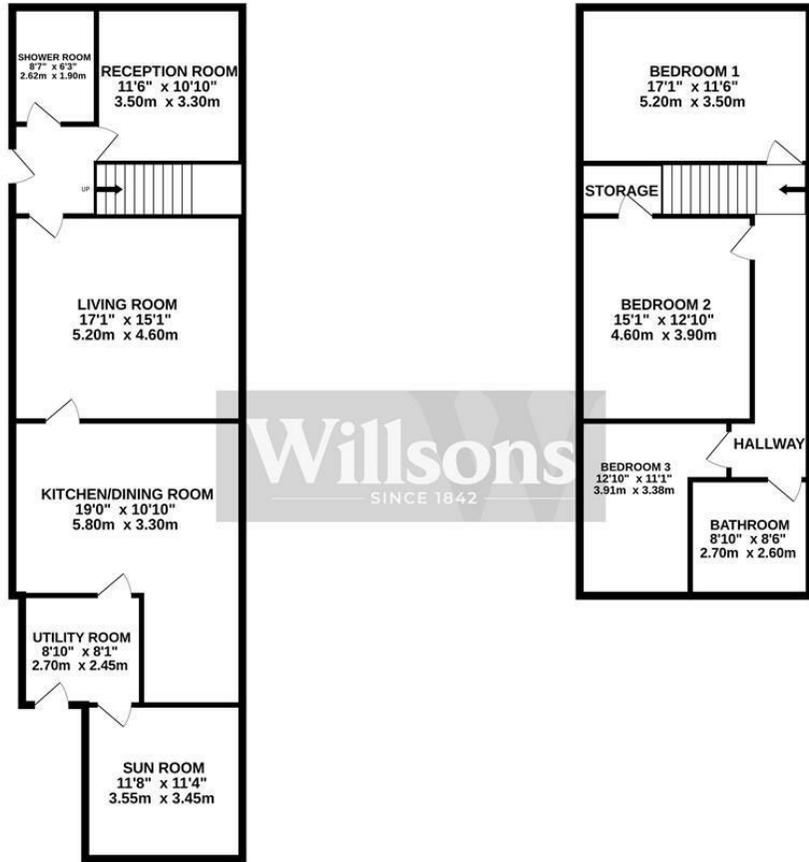
### Viewing

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



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. Made with Metrosix ©2024

**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.



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