



Willsons

14, Mount Pleasant, Alford

£148,000



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Willsons  
SINCE 1842

14, Mount Pleasant,  
Alford, Lincolnshire,  
LN13 9BF

### "AGENT'S COMMENTS"

*This charming property is situated within walking distance of the local amenities in the popular Market Town of Alford. Offering low maintenance gardens, sun porch, driveway, garden shed, wooden double glazed doors and windows throughout and gas fired central heating.*

### 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.*



# Willsons

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

## Front of Property

With gravelled frontage, concrete slabbed pathway leading to the front door and side gate leading to the rear garden.

## Entrance Porch

4'7" x 3'11" (1.4m x 1.2m )

With wooden double glazed front door, radiator, thermostat, fuse box and laminated flooring.

## Living Room

12'1" x 10'9" (3.7m x 3.3m)

With television and telephone points, under stairs storage cupboard, feature beams, wooden double glazed window to the front of the property and carpeted flooring.

## Kitchen

14'1" x 7'2" (4.3m x 2.2m )

With wall and base units, sink and drainer with two separate taps, integrated cooker, ceramic hob and extractor hood over, space and plumbing for washing machine, Wiseman gas fired combination boiler, radiator, downlighters, partly-tiled walls, feature beams, external door leading to the rear garden, wooden double glazed window to the rear of the property and tiled flooring.

## First Floor Landing

### Bedroom One

11'1" x 10'5" max (3.4m x 3.2m max)

With television point, full height walk-in over stairs storage (1.0m x 0.8m), radiator, wooden double glazed window to the front of the property and carpeted flooring.

### Bedroom Two

8'10" x 6'10" (2.7m x 2.1m )

With television point, radiator, wooden double glazed window to the rear of the property and laminated flooring.

### Bathroom

6'10" x 7'2" (2.1m x 2.2m )

With WC, wash basin, bath with direct feed shower over, radiator, extractor fan, wooden double glazed window to the rear of the property and vinyl flooring.

### Sun Porch

5'6" x 8'2" (1.7m x 2.5m )

Of wooden lean-to construction with polycarbonate roof, door leading to the rear garden and vinyl flooring.

## Rear Garden

Courtyard garden with boundaries of fencing and brick wall, outside tap, lighting and area of concrete to the right-hand side of the property currently accommodating the shed. There is access via a side gate from the front of the property.

## Shed

12'1" x 3'7" (3.7m x 1.1m)

Of wooden construction with access through to a potting shed (1.7m x 1.2m), polycarbonate roof and wooden flooring.

## Driveway

There is a concrete driveway to the left hand side of the property.

## 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.

## Local Authority

Council Tax Band 'A' 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 C . The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com)

Reference Number: 0493-3910-3200-4349-0200

## 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. Mount Pleasant can be found on the left after 280m.

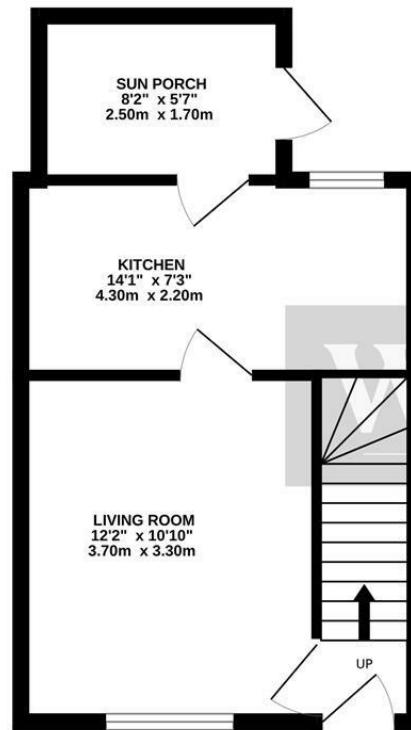
What3words://sunflower.spits.behind

## Viewing

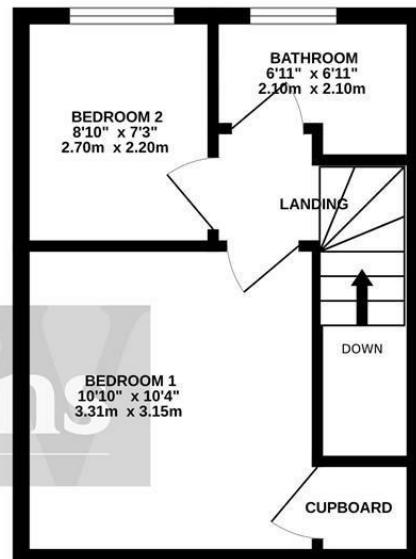
Viewing is strictly by appointment with the Alford office at the address shown below.



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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. 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.

