

5 bed detached house to buy in

East Street, Alford, Lincolnshire, LN13 9EH

£320,000 Starting Bid

x 5 x 3 x 4

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Kitchen & Utility Room
- Garage & Driveway
- Edge of Town with Open Views to the Lincolnshire Wolds
- EPC Rating C

Key Information

- Council Tax: Band D
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Situated on the outskirts of the popular Market Town of Alford with open views towards the Lincolnshire Wolds, this property has en-suite facilities to two of the bedrooms, one of which also has balcony access, three reception rooms to include sunroom and additional conservatory, garage with inspection pit and private gardens set in circa 0.65 acres (STS). With the majority of rooms being dual aspect, the property design is light and bright, has the benefit of an owned solar installation, is predominantly double glazed, gas-fired centrally heating and has an Energy Performance Rating of 'C'.

Front Of Property - Open frontage with turning circle driveway and concrete pathways, lawns with areas with planting and small trees, gated access to the right-and side of the property and boundaries of hedging,.

Entrance Porch - 1.6m x 1.0m (5'2" x 3'3") - Of brick wall and uPVC construction with built-in shelving, wooden internal door and window to the entrance hallway and tiled flooring.

Entrance Hallway - 2.6m x 1.7m (8'6" x 5'6") - With full height built-in storage cupboard, radiator, wooden internal door and window to the front porch and vinyl flooring.

Wc - 1.5m max x 1.4m max (4'11" max x 4'7" max) - 'L'-shaped room with wash basin vanity unit, WC, partially tiled walls, window to the left hand side of the property and vinyl flooring.

Kitchen - 5.9m x 3.0m (19'4" x 9'10") - With wall and base units, sink with 1.5 bowls, drainer and mixer tap, space and plumbing for washing machine and dishwasher, space and socket for free standing electric cooker, Ideal Mexico HE18 gas boiler, windows to the front of the property and vinyl flooring.

Pantry - 1.5m x 0.9m (4'11" x 2'11") - With shelving and vinyl flooring.

Dining Room - 4.2m max x 4.4m (13'9" max x 14'5") - With radiator, internal fully glazed sliding door to the living room, window to the rear of the property and solid wood flooring,

Living Room - 6.1m x 3.7m (20'0" x 12'1") - Triple aspect room with multifuel log burner to feature brick chimney breast wall with hearth and mantel, two radiators, windows to three sides with garden views to include large picture window to the front of the property and carpeted flooring.

Open Plan Sun Room - 4.9m x 3.3m (16'0" x 10'9") - With radiator, open-plan access to the conservatory, French door to the rear of the property and carpeted flooring.

Conservatory - 3.5m x 3.4m (11'5" x 11'1") - Pentagonal conservatory of dwarf wall and uPVC construction with polycarbonate style roof, electric radiator, pedestrian door to the rear of the property and tiled flooring.

Office - 2.8m x 1.8m (9'2" x 5'10") - With radiator, built-in shelving, door to the utility and garage, with solid wood flooring.

Landing - 3.2m x 3.3m x 0.8m max (10'5" x 10'9" x 2'7" max) - 'L'-shaped landing with loft access, full height storage cupboard housing immersion tank and carpeted flooring.

Master Bedroom - 6.1m x 3.7m (20'0" x 12'1") - Triple aspect, 'L'-shaped master bedroom with freestanding wash basin, electric heater, windows to the front, side and rear of the property with views over the gardens and carpeted flooring.

En-Suite - 1.7m x 1.4m (5'6" x 4'7") - Bath with direct feed shower over and multi-jet back panel with two glazed shower screens, WC, electric wall heater, electric towel rail, extractor fan, partially tiled walls, loft access, window to the front of the property and tiled flooring.

Bedroom Two - 3.0m x 3.1m (9'10" x 10'2") - Walk-through bedroom or office with additional 'secret' high-level storage over the stairs, built-in storage cupboards, radiator, window to the rear of the property and carpeted flooring.

Bedroom Three - 5.5m x 2.3m (18'0" x 7'6") - Dual aspect 'L'-shaped room with full height built-in storage cupboards, loft access, feature archway, radiator, windows to the right hand side of the property and partial laminate and hardboard flooring.

Jack-And-Jill Shower Room - 1.1m x 1.1m (3'7" x 3'7") - Accessed as an en-suite from Bedroom Five and also from the main landing, with extractor fan, glazed shower screen, partially tiled walls and tiled flooring.

Bedroom Four - 5.2max x 3.5 max (17'0"ax x 11'5" max) - Dual aspect 'L'-shaped bedroom with wash basin vanity unit and tiled splashback, feature archway, radiator, wall lighting, partially vaulted ceilings, windows to the side and rear of the property and carpeted flooring.

Bedroom Five - 4.9m x 3.0m (16'0" x 9'10") - Dual aspect 'L'-shaped room with access to the balcony via fully glazed door, feature archway, full height built-in storage cupboards, radiator, partially vaulted ceilings, windows to the front and side of the property and carpeted flooring. This bedroom is en-suite to the Jack-and-Jill shower room which is entered via an area of the bedroom with partially tiled flooring and a wall heater.

Bathroom - 2.4m x 1.7m (7'10" x 5'6") - Bath with direct feed shower over and multi-jet back panel with two glazed shower screens, wash basin and WC combination vanity unit, partially tiled walls, extractor fan, electric wall heater and towel radiator, window to the front of the property and tiled flooring.

Utility / Workshop - 3.1m x 2.5m max (10'2" x 8'2" max) - 'L'-shaped room forming part of the rear garage, with built-in storage, wooden rear door to the garden and concrete flooring.

Garage - 6.0m x 3.6m (19'8" x 11'9") - With up and over garage door, built-in work benches, sink with single tap, power and lighting, windows to the left hand side and rear of the property, mostly polycarbonate style roofing and concrete flooring with inspection pit.

Garden - Extended private garden with area of decking adjacent to the property, concrete stepping stone pathways, lawn with borders of flowers and mature shrubs, raised vegetable beds, mature trees, wildlife pond, greenhouse, several outbuildings and boundaries of hedging.

Additional Information - There is a solar installation which is understood to be owned and supplies electricity to the property. There is an additional solar installation for the water system which is understood to be non-functional.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £320,000

Property Type: Detached House

Parking: Driveway

Year built: 1960

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

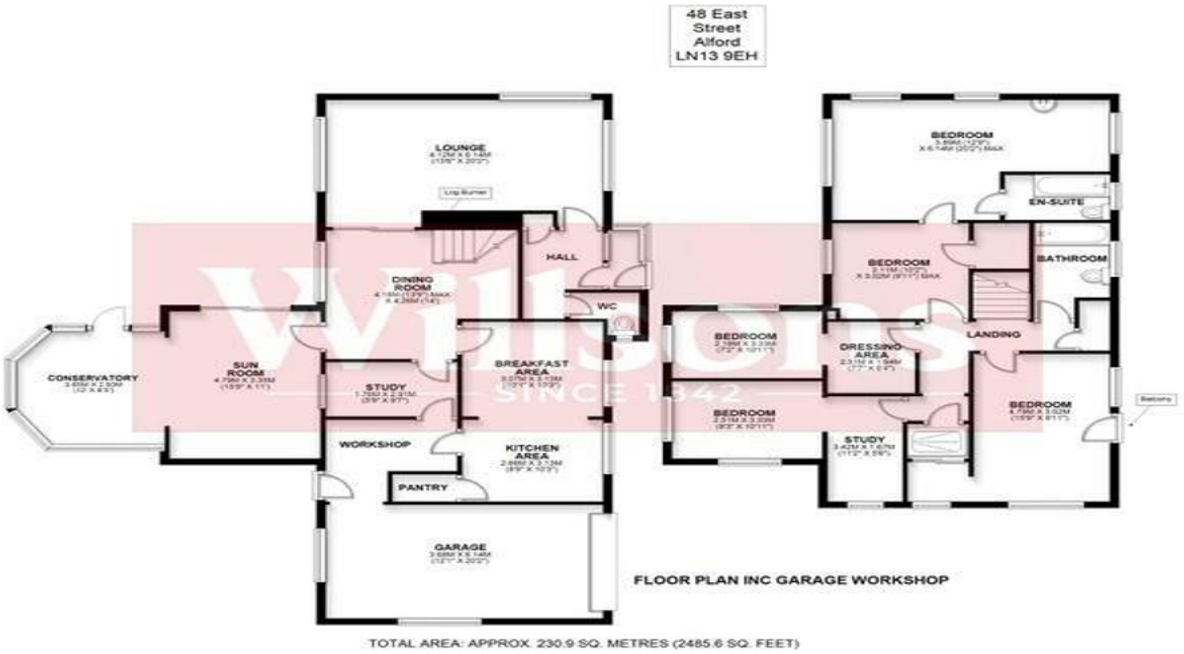
Electric: National Grid, Solar PV (Photovoltaic) panels

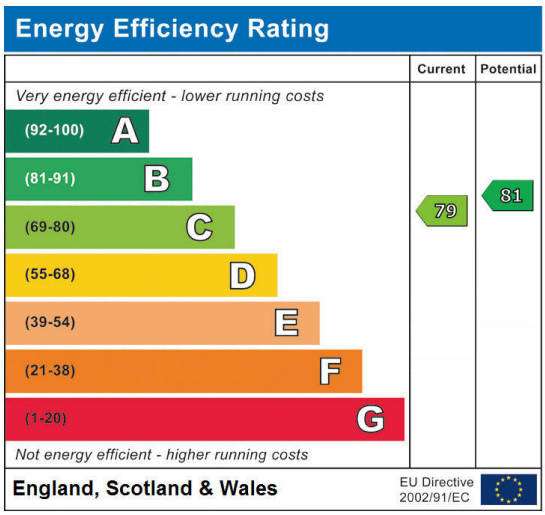
Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire, FTTP (fibre to the premises)

Mobile signal coverage: Good





East Street, Alford, Lincolnshire, LN13 9EH

Contact your local branch today for more information on this property:

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