



Bourne Road, Alford, LN13 9HX

Detached Family Home | Two Reception Rooms | Recently Fitted Kitchen | Three Bedrooms
Potential to Convert Outbuildings (subject to planning) | Good Sized Rear Garden |
Close to Queen Elizabeth's Grammar School | EPC Rating - F

Reduced to : £158,250

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Bourne Road, Alford

A neutrally presented three bedroom detached house situated just a short distance from Queen Elizabeth's Grammar School and the Town Centre.

The property has recently been fitted with a new modern kitchen and boasts spacious accommodation together with a larger than average rear garden. A perfect family home that must be seen to be appreciated.

ACCOMMODATION

Entrance via wooden door with patterned glass fanlight above into:

ENTRANCE LOBBY

With electric meter, fuse box, smoke alarm, staircase to first floor landing.

LOUNGE

5.56m (18' 3") (plus bay) x 3.58m (11' 9")

Sash bay window to the front, uPVC double glazed window to the rear, radiator, storage cupboard, electric fire with wooden surround, wall light, telephone point.



DINING ROOM

3.35m (11' 0") x 3.33m (10' 11") (plus bay)

Sash bay window to the front, uPVC double glazed window to the side, two radiators, telephone point, double doors to the kitchen.



KITCHEN

4.39m (14' 5") x 2.07m (6' 10")

Brand new gloss fitted kitchen comprising base, drawer and wall units, roll top worktop, one and a half bowl stainless steel sink with mixer tap and drainer, electric single oven, electric hob with stainless steel chimney style extractor fan over, space for fridge, plumbing for dishwasher or washing machine, tiled splashback, door to understairs storage cupboard uPVC double glazed window to the rear, uPVC double glazed door to:



REAR PORCH

uPVC double glazed windows to three sides, polycarbonate roof, uPVC double glazed door to the side.

STAIRCASE LEADING TO THE FIRST FLOOR LANDING

2.78m (9' 1") x 2.09m (6' 10")

A spacious landing with uPVC double glazed window to the rear, radiator and loft access.



BEDROOM 1

3.61m (11' 10") x 3.30m (10' 10")

Dual aspect uPVC double glazed windows to the front and side, radiator, built in storage cupboard.



BEDROOM 2

3.57m (11' 9") (max) x 3.33m (10' 11")

uPVC double glazed window to the front, radiator, telephone point.



BEDROOM 3

2.67m (8' 9") x 2.09m (6' 10")

uPVC double glazed window to the rear, radiator.



BATHROOM

Fitted with a white three piece suite comprising panelled bath with electric 'Triton' shower and single taps, close coupled WC, pedestal sink with single taps, cupboard housing 'Vokera' boiler, radiator, fully tiled walls and floor, uPVC double glazed frosted window to the rear, extractor fan.



OUTSIDE

REAR GARDEN

The larger than average rear garden is mainly laid to lawn with a paved patio area and is enclosed by mature trees and shrubs and fencing.



OUTBUILDING

1.83m (6' 0") x 3.61m (11' 10")

Brick built with a pitched tiled roof and having two wooden doors to the front. **STORE** - Brick built with a pitched tiled roof and having a wooden door and window to the front.



GENERAL

TENURE

The property is believed to be freehold and we await solicitors confirmation.

SERVICES

Mains water, drainage, electricity and gas are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

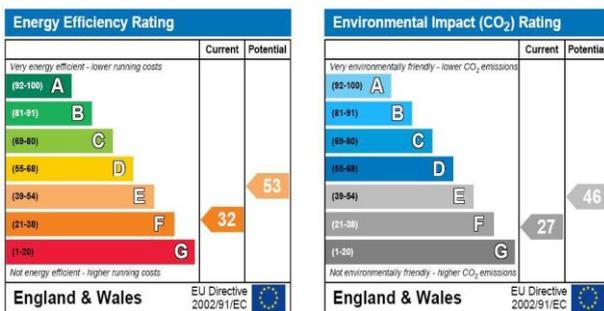
VIEWING

By prior appointment through Hunters Turner Evans Stevens office in Louth.

DETAILS PREPARED

June 2016.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 1.00pm

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