

Buy. Sell. Rent. Let.



7 Millers Way, Alford, LN13 9EU



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£235,000

When it comes to
property it must be


lovelle



£235,000

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Key Features

- Pleasant Cul-de-Sac Location
- Close to Shops & Amenities
- No Onward Chain
- Good Size, Private, Not Over-Looked Plot
- Driveway & Garage
- Market Town Location at Foot of Lincolnshire Wolds (AONB)
- EPC rating D
- Tenure: Freehold



This well-proportioned three-bedroom bungalow offers comfortable living on a good sized, private plot that is not over-looked. The property is arranged across a single level, providing a versatile layout suitable for a range of occupiers. Accommodation includes a generous lounge-diner, featuring bay window and patio doors which open directly onto the rear garden, affording an attractive aspect and natural light throughout. The kitchen is complemented by a practical utility room, ensuring excellent storage and convenience for day-to-day living. The property further benefits from a shower room, designed for ease of access and functionality. Key features include a driveway and garage, providing secure and practical off-road parking together with additional storage options. The home is offered for sale with no onward chain, streamlining the purchase process for prospective buyers. The property enjoys a pleasant setting within a peaceful cul-de-sac, promoting both privacy and limited through traffic. The layout lends itself to a comfortable and low-maintenance lifestyle, with exterior space ideal for relaxation or entertaining. Located in the market town of Alford at the foot of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, this home occupies a desirable position with close proximity to a range of shops and local amenities. Residents benefit from convenient access to essential services and community facilities, as well as the picturesque surroundings of the Lincolnshire countryside and also less than 8 miles to the golden sandy beaches!

Porch

Entered via UPVC front door, door to;

Hall

With radiator, loft access, airing cupboard with hot water tank, doors to;

Bedroom One

4.08m x 3.3m (13'5" x 10'10")

UPVC window to the front aspect, radiator.

Bedroom Two

3.22m x 2.71m (10'7" x 8'11")

UPVC window to the rear aspect, radiator.

Bedroom Three

3.01m x 2.46m (9'11" x 8'1")

UPVC window to the front aspect, radiator.

Shower Room

2.68m x 2.03m (8'10" x 6'8")

UPVC window to the front aspect, ladder style radiator, pedestal wash hand basin, comfort height wc, shower cubicle, tiled walls, ladder style radiator.

Lounge-Diner

6.91m x 4.02m (22'8" x 13'2")

UPVC bay window to the front aspect, two radiators, electric fire with marble hearth, patio doors to the rear aspect.

Kitchen

3.15m x 2.7m (10'4" x 8'11")

Fitted with base and wall cupboards, work surfaces, integrated electric oven, integrated electric hob with extractor over, stainless steel sink, space for dishwasher, space for fridge-freezer, radiator, window and door to;

Utility Room

2.58m x 2m (8'6" x 6'7")

With two UPVC windows, space and plumbing for washing machine, space for tumbler, UPVC door to the rear garden.

Outside

To the front is a garden laid to lawn. Concrete drive leads to the garage. Gated access to both sides of the bungalow leads to the rear garden, enclosed by fencing, laid to lawn and gravel and patio with greenhouse and two sheds.

Garage

5.25m x 2.75m (17'2" x 9'0")

With up and over door, personnel door to rear garden, UPVC window, power and light.

Location

Historic Market Town located at the foot of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, offering many walks and places to enjoy nature and wildlife including nature reserves. The golden sandy beaches of the Lincolnshire coast are also only 7 miles away and the City of Lincoln 35 miles away. Alford is well served with amenities including; Grammar School, secondary school, primary school, doctors surgery, regular markets, C of E Church, Methodist Church, various other shops, gym, pubs/restaurants, take-aways, supermarket, livery stables, library, regular bus services, petrol station.

Directions

From Skegness take the A158 and at Gunby Roundabout take the exit towards Louth on A16. At Ulceby Roundabout turn right and go down the hill into Alford. Go past the Market Place and Church and turn right just after the Co-op into Millers Way and the property can be found on the left hand side.

Services

We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti-Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

Material Information

Tenure: Freehold
Council tax band: C
EPC rating: D
Detached bungalow, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: Level access shower
Loft: insulated and unboarded, accessed by Loft hatch in hallway
Outside areas: Front garden and Rear garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
No mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

Material Information Link

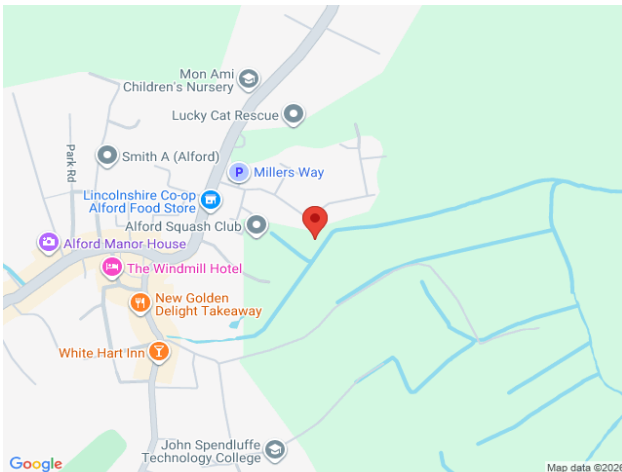
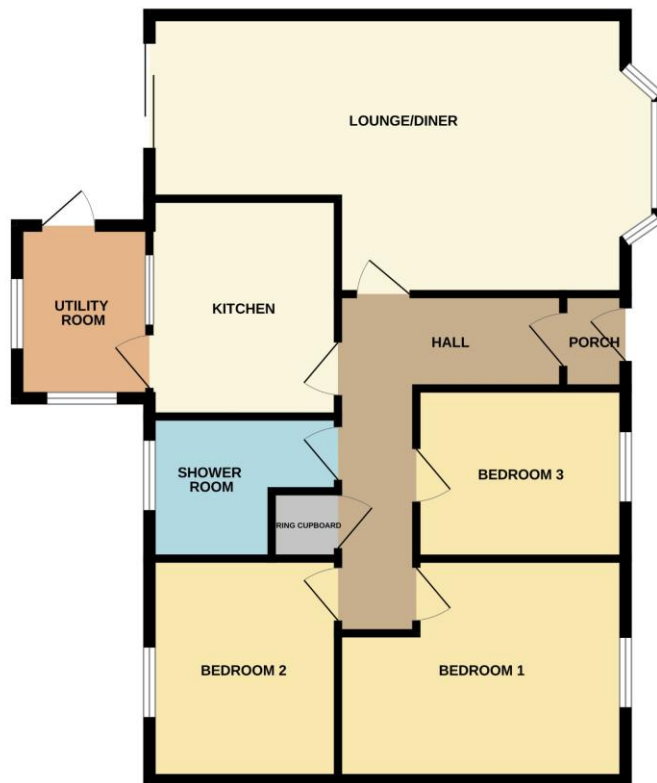
<https://moverly.com/sale/33gj3RSqY3odFowdFUguL8/view>

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Title Register Restrictions

(LL134858):The owner must only use the property as a single private home or as a doctor's or dentist's surgery, and it cannot be converted into flats. Only one detached or semi-detached house or bungalow is allowed on the land. No new buildings, external alterations, or additions like sheds or greenhouses can be made without getting written approval for the plans from the original developer. The owner must not do anything on the property that causes a nuisance, noise, or annoyance to the developer or neighbours. No new windows or openings can be put into the walls or fences on the property boundaries. The owner must maintain and replace any trees, shrubs, or fences originally planted or built to meet local planning requirements. Only domestic pets are allowed; no other animals can be kept or bred on the site. Caravans and commercial vehicles are not allowed to be parked on the front part of the property. The front garden cannot be used to grow vegetables.

GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



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