



Mount Pleasant, Alford LN13 9BF

welcome to

Mount Pleasant, Alford

Charming 2 bed semi-detached cottage-style home situated in the popular town of Alford. Offering a lounge, kitchen/diner, sun porch, two bedrooms and bathroom. Externally, the property benefits from a front garden, enclosed rear courtyard and allocated parking.

Entrance

Entrance leading into a small entrance hallway with radiator, fuse box, door leading to lounge and stairs leading to first floor rooms.

Lounge

12' 2" x 10' 10" (3.71m x 3.30m)

With understair storage, window to front elevation, radiator and door leading into kitchen.

Kitchen/Diner

7' 3" x 14' 1" (2.21m x 4.29m)

With wall and base units with worktop space over, inset sink & drainer, tiled splashbacks, integrated cooker, hob and hood, space and plumbing for washing machine (white goods can be negotiated), wall mounted Viessman combi boiler, radiator and door leading into Sun Porch.

Sun Porch

5' 7" x 8' 2" (1.70m x 2.49m)

A timber framed lean-to porch with polycarbonate roof and door leading into the rear courtyard space.

Bedroom 1

10' 6" x 11' 2" (3.20m x 3.40m)

A double bedroom with window to front elevation, radiator and built-in storage cupboard.

Bedroom 2

6' 11" x 8' 10" (2.11m x 2.69m)

With radiator and window to rear elevation.

Bathroom

Bath with shower over, wash basin, Wc, radiator, extractor fan and window to rear elevation.

External

An attractive frontage with the front garden mainly

laid to gravel with a feature pant bed and having a metal fence and gate with concrete footpath leading to the front door.

The rear of the property offers a small courtyard space with storage shed.

Agents Note

White goods, furniture and fittings can also be negotiated at an additional cost with the sale of the property. Please ask a member of the Team for further information.

Local Area

The property is situated in Mount Pleasant, Alford, a popular market town within the Lincolnshire Wolds. Alford offers a good range of everyday amenities including local shops, supermarkets, cafés, public houses, schools and community facilities, making it a convenient place to live.

The town is well known for its historic character and proximity to the Lincolnshire Wolds, providing excellent opportunities for countryside walks, cycling and enjoying the surrounding rural landscape. Alford also benefits from road connections to surrounding towns and villages, including Louth, Spilsby and Mablethorpe, while the Lincolnshire coast is within easy reach by car.

With its combination of town amenities, countryside surroundings and access to the coast, Alford is an appealing location for those looking for a quieter lifestyle whilst retaining convenient access to everyday facilities.





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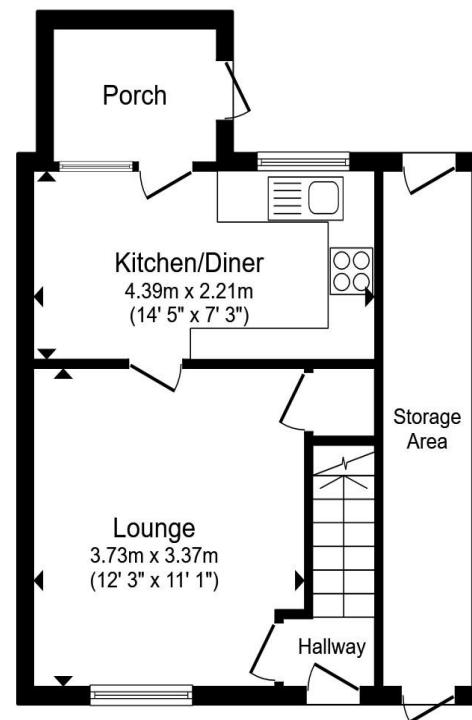
Mount Pleasant, Alford

- Charming two-bedroom semi-detached cottage-style property
- Popular location within Alford
- Useful sun porch
- Front garden
- Enclosed rear courtyard

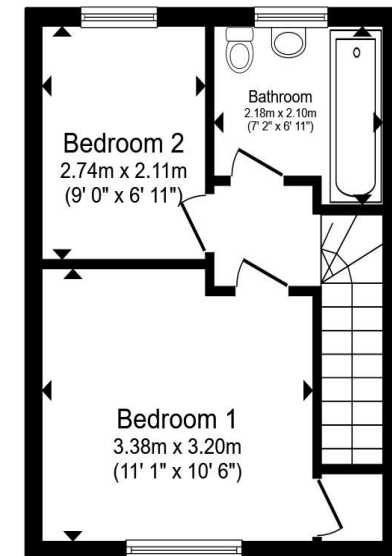
Tenure: Freehold EPC Rating: C

Council Tax Band: A

£135,000



Ground Floor



First Floor

Total floor area 64.1 m² (690 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SKG110483 - 0003

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