



 **NEWTON**
FALLOWELL

20 Robinson Avenue, Alford – LN13 0PW
£269,950

20 Robinson Avenue

Alford

Situated on a generous corner plot in a highly sought-after residential area on the outskirts of town, this attractive detached bungalow offers well-presented and versatile accommodation throughout. Recently renovated and having a new kitchen & bathroom, electrics, gas boiler, radiators and windows. The property has been decorated throughout and has new oak internal doors and new flooring.

The property welcomes you via a porch leading into the entrance hall, with the interior comprising a spacious lounge/dining room, a well-appointed fitted kitchen, three comfortable bedrooms and a modern shower room.

Externally, the home enjoys excellent kerb appeal with a driveway to the front providing ample off-road parking and additional hardstanding, along with a detached garage. To the rear is a private, enclosed garden designed for low maintenance, complemented by a delightful conservatory/garden room, perfect for relaxing or entertaining while enjoying views of the garden.

Further benefits include gas central heating and double glazing, making this an ideal home for those seeking comfort, convenience and single-storey living in a popular location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE PORCH

Having windows to front, side & rear elevations and further part glazed door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring, two built-in cupboards and access to roof space.

LOUNGE/DINER

20' 3" x 11' 11" (6.17m x 3.63m)

(max) Having two windows to front elevation, coved ceiling, two radiators, wood effect flooring and fireplace with marble back & hearth, inset electric wood burner effect fire and wooden surround.

KITCHEN

10' 8" x 7' 9" (3.26m x 2.37m)

Having window to side elevation, wood effect flooring and radiator. Re-fitted in 2023 with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under. Work surface return with cupboard & drawers under, cupboard, shelf & gas fired boiler providing for both domestic hot water & heating over, tall unit to side housing integrated electric oven & microwave, cupboards under and over. Further work surface return with inset electric hob, cupboards under, cupboards & concealed extractor over, tall unit to side housing integrated fridge & freezer.





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BEDROOM ONE

9' 10" x 8' 7" (2.99m x 2.62m)

(excluding wardrobes) Having window to rear elevation, coved ceiling, radiator, wood effect flooring and built-in wardrobes to one wall.

BEDROOM TWO

9' 9" x 9' 1" (2.97m x 2.78m)

Having window & part glazed door to rear elevation, coved ceiling, radiator and wood effect flooring.

BEDROOM THREE

8' 10" x 7' 1" (2.70m x 2.17m)

Having window to side elevation, coved ceiling, radiator and wood effect flooring.

SHOWER ROOM

9' 2" x 5' 5" (2.80m x 1.66m)

Having two windows to side elevation, heated towel rail, extractor, part tiled walls and wood effect flooring. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.





EXTERIOR

To the front of the property there is a concrete driveway which provides ample off-road parking & hardstanding and extends down the side of the property to the:

GARAGE

18' 3" x 11' 1" (5.56m x 3.38m)

Having up-and-over door, part glazed side service door, light and power.

REAR GARDEN

Being enclosed and low maintenance. Having a large paved patio, artificial grass area and raised pond. To the side of the garage there is a:

CONSERVATORY/GARDEN ROOM

10' 2" x 6' 4" (3.09m x 1.93m)

Of sealed unit double glazed frame construction with polycarbonate roof. Having french doors to front and wood effect flooring.



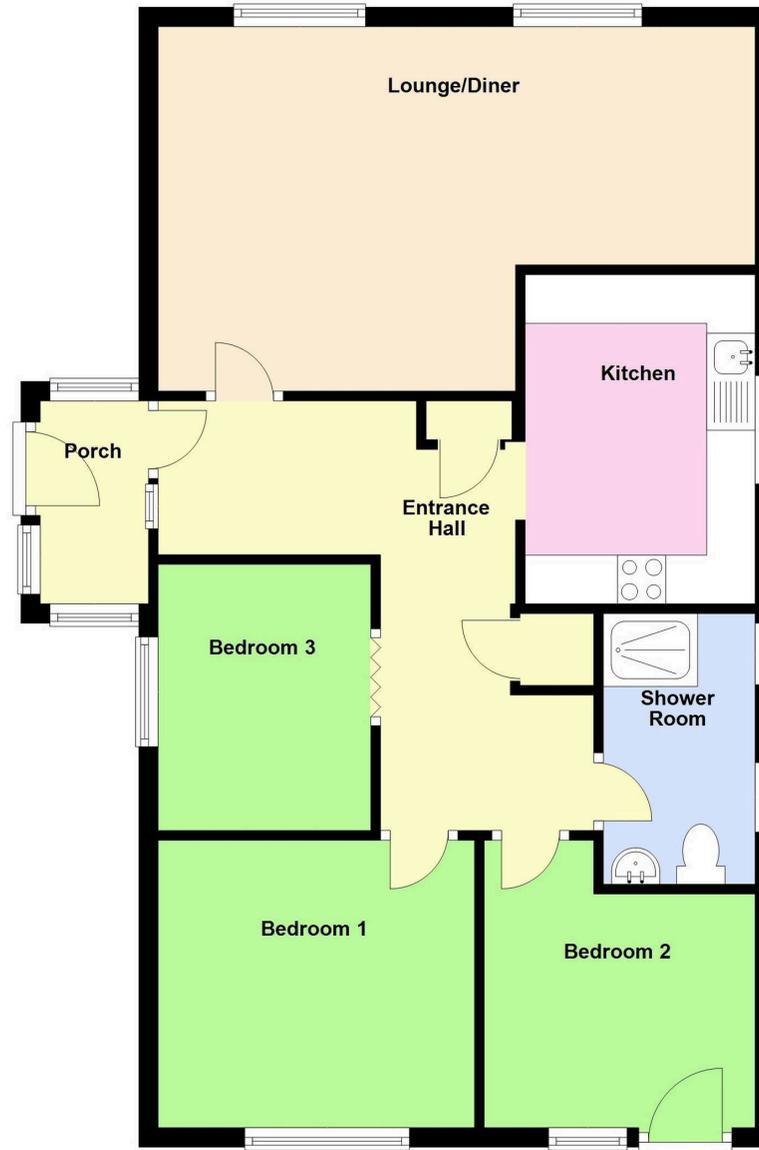
SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Total area: approx. 70.8 sq. metres (761.7 sq. feet)

Newton Fallowell Estate Agents

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