CHOICE PROPERTIES
Estate Agents

3 Tavern Way, Willoughby, LN13 9NY

Price £280,000

CHARMING THREE BEDROOM DETACHED BUNGALOW WITH GARAGE & GENEROUS OUTDOOR SPACE IN TRANQUIL COUNTRYSIDE SETTING

Choice Properties are delighted to bring to market this beautifully presented three bedroom detached bungalow situated in the peaceful countryside village of Willoughby. The property features a spacious open-plan kitchen/living room, separate reception room, and a modern four-piece family bathroom. Outside, a gravelled driveway provides off-road parking for up to four cars, along with a detached garage. The private rear garden offers a tranquil space to relax or entertain. Ideal for families or downsizers seeking quiet rural living with well-proportioned accommodation and generous outdoor space. Benefitting from a full redecoration and new radiators and boiler in 2023, early viewing is highly recommended.

Benefitting from a full revamp in 2023 including a new boiler, radiators, floor coverings, and curtains as well as having the additional benefit of oil fired central heating and uPVC double glazing throughout, the beautifully presented and generously proportioned internal living accommodation comprises:-

Hallway
21'9 x 14'2 (to furthest measurement)
With uPVC entrance door. Internal doors to all rooms. Access to loft via loft hatch. Radiator. Power points. Telephone points.

Living Room
15'5 x 12'5
With dual aspect uPVC windows with a bow window to front aspect. Electric fireplace with quartz hearth, surround, and mantel. Radiator. Power points. Tv aerial point.

Kitchen/Living Area
20'1 x 12'6
Fitted with a range of wall and base units with work surfaces over. One and a half bowl ceramic sink with mixer tap and drainer. Four ring electric hob with pull out extractor hood over. Twin integral oven. Integral fridge freezer. Part tiled walls. Space for dining room table. Radiator. Power points. Tv aerial point. Sliding uPVC door to garden. uPVC window to side aspect.

Utility Room
8'9 x 5'7
With fitted storage cupboard housing the hot water tank. Oil fired boiler. Plumbing for washing machine. Space for dryer. Space for dish washer. uPVC window to rear aspect. Power points. Thermostat.

Bedroom 1
9'10 x 13'5
Large double bedroom with uPVC window to front aspect. Radiator. Power points.

Bedroom 2
12'8 x 9'9
Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bedroom 3
10'4 x 9'9
Double bedroom with uPVC window to side aspect. Radiator. Power points.

Bathroom
7'4 x 9'7
Fitted with a four piece suite comprising of a panelled bath with chrome mixer tap and shower attachment over, a fully tiled shower cubicle with traditional shower attachment, a wash hand basin set over vanity unit, and a back to wall wc. Fitted storage space. Heated towel rail. Fully tiled walls. Tiled flooring. Frosted uPVC window to side aspect. Spot lighting. Extractor.

Garage
18'8 x 9'9
Single brick built detached garage fitted with power and lighting and an up and over garage door. Vaulted ceilings. Window to side aspect. Pedestrian access door to side.

Garden
The property benefits from both a front and a rear laid to lawn garden. The front garden is a private garden being guarded by hedging to the outside. The rear garden is fully enclosed with fencing to the perimeter. The rear garden is predominantly laid to lawn but does feature a paved footpath that leads around the garden. The rear garden is accessible from the driveway via a side access gate and houses the oil tank and an outdoor water tap.

Driveway
The property benefits from a gravelled driveway providing off the road parking space for up to four vehicles.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

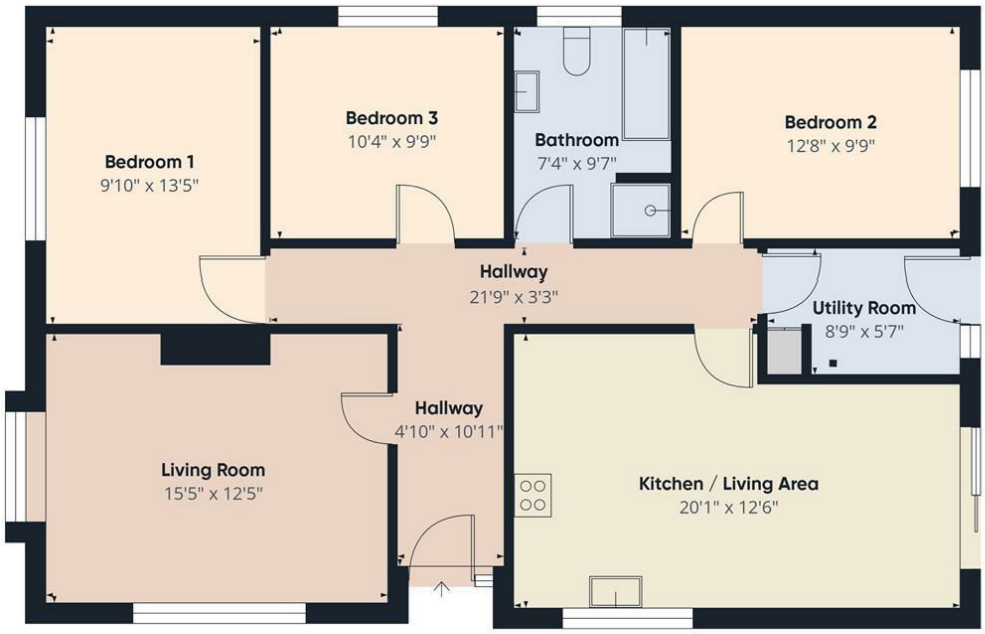
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

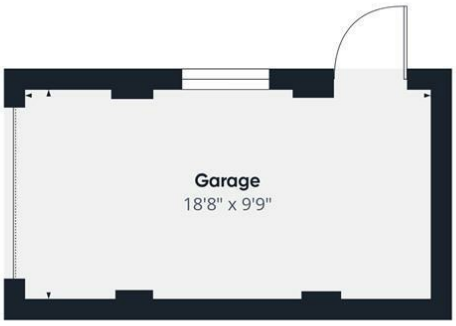
Opening Hours
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1227 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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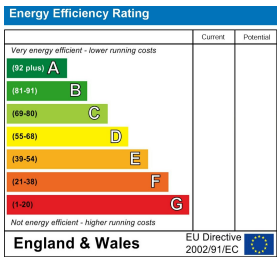
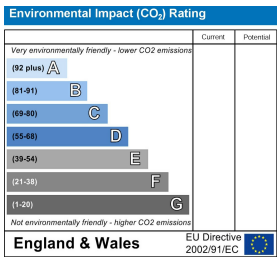
Directions

From our Alford office head South along South Street and continue along this road until you reach Willoughby. When you enter the village take your second right into Tavern Way and you will find the property a short way down on your left hand side.