



CHOICE PROPERTIES

Estate Agents

Y-Nott Station Road,
Alford, LN13 9NA

Price £235,000



Choice Properties are delighted to offer for sale this spacious two bedroom detached bungalow, occupying a pleasant position in the sought after village of Willoughby, just moments away from the charming neighbouring market town of Alford. Further benefitting from a south facing, low maintenance rear garden and ample off road parking, early viewing is certainly advised.

The spacious home has the added advantage of UPVC Double Glazing and electric heating and internally comprises:-

Entrance Hall

uPVC entrance door. Built in storage cupboard. Loft access. Wall mounted electric heater.

Kitchen/Diner

8'11" x 19'4"

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit and drainer with mixer tap, integrated four ring electric hob with extractor over, integrated oven, plumbing for a washing machine, integrated fridge/freezer. Part tiled walls. Wall mounted electric consumer unit. Wall mounted electric radiator.

Reception Room

13'10" x 15'7"

Light and airy reception room with bow window to the front aspect. TV aerial point. Wall mounted electric radiator. Stove set in feature brick surround with wooden mantle.

Bedroom 1

10'4" x 14'11"

Spacious double bedroom. Wash hand basin with separate hot and cold taps. Double opening uPVC patio doors leading to the garden. Wall mounted electric radiator.

Bedroom 2

12'3" x 12'9"

Spacious double bedroom. Built in wardrobes. Wall mounted electric radiator.

Shower Room

10'4" x 8'4"

Fitted with three piece suite comprising large shower enclosure with electric shower, wash hand basin set in vanity unit and dual flush wc. Tiled walls. Heated towel rail. Cupboard housing the hot water cylinder.

Driveway

Providing ample off road parking for several vehicles.

Garage

23'6" x 9'4"

Gardens

The property benefits from a large ornamental gravelled garden to the front and a privately enclosed garden to the rear which is paved for ease of maintenance.

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

By appointment through Choice Properties on 01507 462277.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

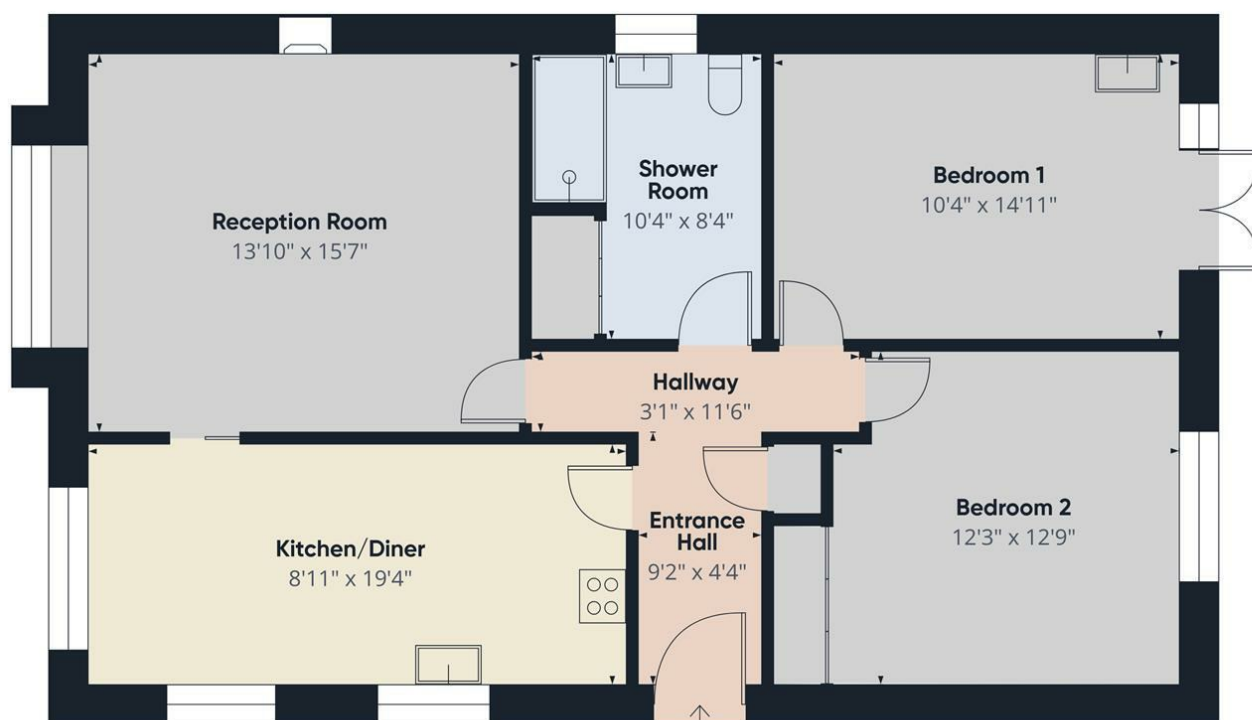
Making an Offer

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.





Approximate total area⁽¹⁾
895 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.

GIRAFFE360

Directions

From our Alford office head south along South Street and onto Willoughby Road (B1196) continue along this road through Mawthorpe and then into the village of Willoughby itself. This takes you onto Station Road and Y-Nott can be found on the right hand side just before the next right hand bend.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

