



# CHOICE PROPERTIES

*Estate Agents*

Old Post House Main Road,  
Willoughby, LN13 9NH

Price £385,000



Located in the pleasant country village of Willoughby on the edge of the Lincolnshire Wolds, an area of outstanding natural beauty, Choice Properties offer for sale this most spacious, charming former Old Post House, featuring 4 bedrooms and a Large Open Plan Living Space this property provides plenty of charm and original features. Viewing is highly recommended.

With the advantage of Oil Fired Central Heating and UPVC Double Glazing the well laid out internal accommodation consists of :-

### **Front Entrance Door**

Leading into :

### **Entrance Hall**

Stairs to First Floor Landing. Door to :

### **Living Room**

14'5" x 14'4" (maximum measurements)

Large Box Window to Front. Radiator. Power Points. TV Aerial Point. Log Fire set in Surround.

### **Conservatory**

19'11" x 9'7"

Power Points. 'French' Style doors to Rear Garden.

### **Open Plan Living**

22'5" x 15'8"

Wall & Base units with Wood Worksurfaces over & Island housing oven, hob with extractor hood over. 1.5 Stainless Steel Sink unit with Drainer & Tap. Integrated Dishwasher. Radiator. Power Points. Partly Tiled. Spot Lighting. Bi-folding doors to Rear. Also features an original 7ft Well and brick built fireplace with Log Burner. Understairs Storage Cupboard. Door to :

### **Reception Room**

18'10" x 11'10"

With UPVC Door to Front for additional access. Radiator. Power Points. TV Aerial Point.

### **Inner Hallway**

leading to :

### **Store Room**

6'10" x 5'2"

Radiator. Power Points.

### **WC**

4'5" x 3'10"

Push Button Flush WC & Pedestal Wash Hand Basin with Stainless Steel Tap. Radiator. Extractor Fan. Sliding Door to :

### **Utility Area**

6'10" x 4'5"

Plumbing for Washing Machine. Power Points.

### **Landing**

Power Points. Access to Loft Space.

### **Bedroom 1**

12 x 11'10"

Radiator. Power Points. Feature Fireplace. Storage Cupboard over Stairs.

### **Bedroom 2**

11'11" x 11'9" (maximum measurements)

Radiator. Power Points.

### **Bedroom 3**

9'7 x 9 (maximum measurements)

Radiator. Power Points. Storage Cupboard housing Hot Water Cylinder.

### **Bedroom 4**

9'9 x 9 (maximum measurements)

Radiator. Power Points.

### **Bathroom**

5'7" x 7'3"

Bathroom suite consisting of panelled bath with shower over, push button flush WC & wash hand basin set in vanity unit with stainless steel tap. Shaver Socket. Extractor Fan. Fully tiled. Heated Towel Radiator.

### **Garden**

The rear garden has been laid to lawn and features a patio seating area. There is also an outbuilding.

### **Parking**

There is a carport to the right of the property which allows additional parking.

### **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](http://www.e-lindsey.gov.uk)

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

### **Viewing Arrangements**

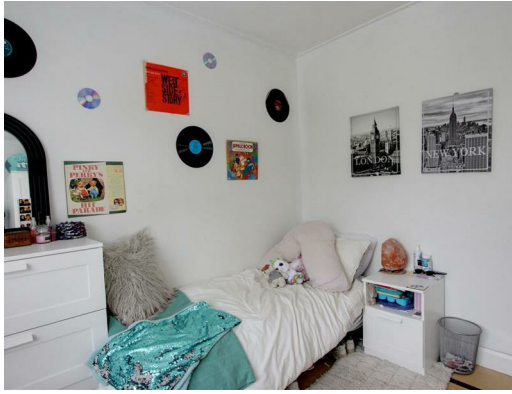
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.



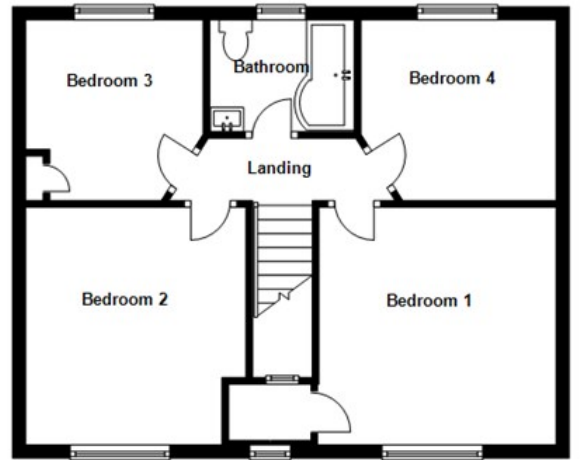




**Ground Floor**



**First Floor**



# 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. Continue on this road, passing St Helena's C Of E Primary School on your right hand side, Old Post House can be found on your right hand side opposite the Green.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

