



CHOICE PROPERTIES

Estate Agents

10 John Smith Close,
Alford, LN13 9NZ

Price £389,950



Choice Properties are delighted to present this exceptional three-bedroom detached family home, occupying a peaceful cul-de-sac position within the highly sought-after village of Willoughby, enjoying delightful open views to the rear. Beautifully maintained and finished to a high standard throughout, this impressive home offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises an enclosed entrance porch, welcoming hallway, a generous lounge featuring a charming wood-burning stove, a contemporary fitted kitchen, separate utility room, and a ground floor shower room. To the first floor, the landing leads to three well-proportioned bedrooms, all thoughtfully presented, together with a modern family shower room. Externally, the property enjoys attractive gardens to the front, side and rear, providing excellent outdoor space for both relaxation and entertaining. A double garage and generous driveway offer ample off-road parking for several vehicles. Homes of this calibre in such a desirable village setting rarely remain available for long. Early internal viewing is highly recommended to fully appreciate the quality, space and enviable location this superb home has to offer.

Modern spacious accommodation comprising :

Enclosed Porch

Double glazed windows, tiled floor, door to:

Entrance Hall

Stairs to first floor landing, radiator.

Ground Floor Shower Room / W.C

Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin, wet room style shower, tiled floor, tiled walls, heated towel rail.

Lounge

17'4 x 13'10

Double glazed bay window to front, double glazed window to rear, open views over farmlands, feature fireplace with wood burner, two radiators, timber beams.

Kitchen / Dining Room

17'4 x 9'9

Double glazed window to front, double glazed French doors to rear opening to conservatory, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in double oven, hob and extractor fan, built in microwave oven, part tiled walls, timber beams, radiator.

Utility Room

Double glazed window to rear, double glazed door to front, range of eye level and base units, inset sink with mixer tap and drainer, space for appliances, part tiled walls, tiled floor, heated towel rail.

Conservatory

13'7x 10'

Double glazed conservatory with double glazed French doors to side opening to garden, views over open farmlands, radiator.

Landing

Feature double glazed window to rear, views, built in storage cupboard, radiator.

Bedroom One

13'10 x 9'7

Double glazed window to front, two built in wardrobes, radiator.

Bedroom Two

12'5 x 9'11

Double glazed window to front, built in wardrobes, radiator.

Bedroom Three

10'5x 7'5

Double glazed window to rear, open views, radiator.

Shower Room

Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin, shower cubicle, part tiled walls, heated towel rail, extractor fan.

Garden

Mainly laid to lawn, patio area, flowers trees and shrubs, fruit tree, side access, pond, open views, wood store, access to garage, shed.

Driveway

Leading to garage, providing off road parking space, gated side driveway providing hardstanding for caravan or similar.

Double Garage

20'6 x 20'4

Twin up and over doors, window to side, door to side, power and light.

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 D

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.

Opening Hours

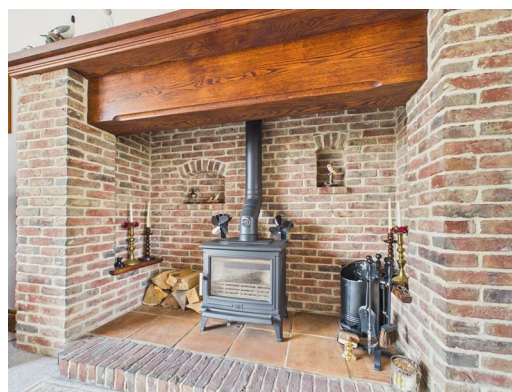
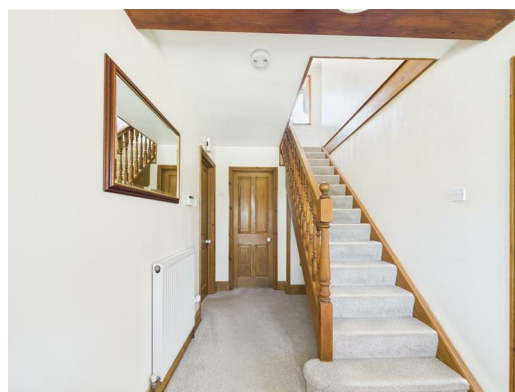
Monday - Friday: 9am - 5pm

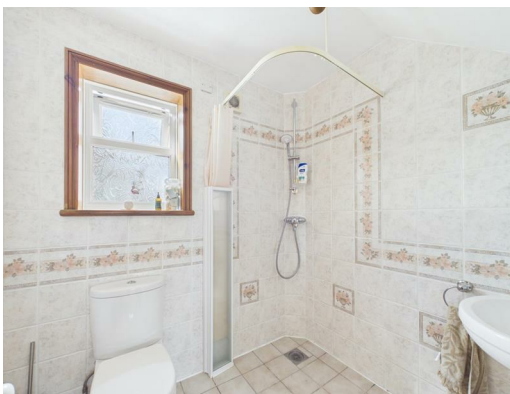
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

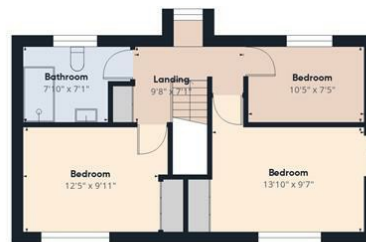
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1726 ft²

Reduced headroom

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Please use postcode of LN13 9NZ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs			93	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC

