



CHOICE PROPERTIES

Estate Agents

Heliopolis Station Road,
Willoughby, LN13 9NA **Price £525,000**



Choice Properties are delighted to bring to market this beautiful, large detached four bedroom house. Located in the quiet country village of Willoughby this lovely home is ideally placed for the market town of Alford and the coastal village of Sutton-on-Sea. Standing on a large plot with beautiful gardens to the front & rear, this property also benefits from a large integral garage as well as a detached garage/workshop. Viewing is highly recommended.

This 1930s south-facing property has the benefit of Oil-Fired Central Heating, UPVC double glazed windows and composite doors to the front and side. The double glazing, together with the photovoltaic solar panels significantly reduce utility bills providing power & hot water (via the system cylinder). Room radiators are fitted with thermostatic valves. The property has recently completed a full rewire. Some original features remain including most internal doors. The well laid out internal accommodation consists of :-

Front Entrance Door

leading into :

Hallway

30 x 6'2

Tall Radiator. Power Sockets. Stairs to First Floor Landing. Engineer Oak Flooring. Door through to understairs Cloakroom and further into the integral Garage (potential large Reception Room). Door through to :

Kitchen

15'3 x 10'8 (maximum measurements)

White base units with oak work surface over, inset sink with mixer tap. Tall Radiator. 6 Double Power Sockets. Tiled Floor. Fire Sensor & Alarm. Door to :

Utility Room

8'4" x 6'6"

Door to Side of Property. Plumbing for Washing Machine. Solar Power Meter & Consumer Unit. Worcester Bosch Oil Fired System Boiler. 3 Double Power Sockets. Tiled Floor.

Dining Room

12'11 x 11'11

Radiator. 4 Double Power Sockets. Engineered Oak Flooring. Large Window looking out into the Garden.

Living Room

16'11 x 11'11

Radiator. 6 Double Power Sockets. 2 TV Aerial Points allowing different viewing positions. Multi-Fuel inset stove in Stone Fireplace. Oak Engineered Wood Flooring. Large windows & French doors out to the Garden & Patio area.

Study/Office

8'4" x 6'9"

Radiator. 6 Double Power Sockets for IT Equipment. Telephone Point. Internet Speed up to 70mbps.

WC

6'1 x 2'10

Low level flush WC & a white corner wash hand basin with mixer taps. Radiator.

Landing

34'08 x 6'2 (maximum measurements)

Radiator. Power Sockets. x2 Storage Cupboards, access to Hot Water Cylinder. x2 Smoke Alarms. Hatch with pull-down steps to Loft Area which is partly boarded.

Bedroom 1

12'11 x 11'11

Radiator. 4 Double Power Sockets. TV Aerial Point. Solid Oak Flooring.

Bedroom 2

11'11 x 9'6

Radiator. 3 Double Power Sockets.

Bedroom 3

11'11 x 8'11

Radiator. 3 Double Power Sockets. Local Solid Elm Flooring.

Bedroom 4

11'11 x 6'11

Radiator. 3 Double Power Sockets. LED Downlights. Local Solid Ash Flooring.

Bathroom

6'8 x 5'5

Panelled bath with Shower over. Wash Hand Basin with Lever Taps. Radiator. Fully Tiled. Extractor Fan.

Shower Room

8'3 x 6'10

Walk in Shower Cubicle with Over-Shower Extractor Fan, Wash Hand Basin with Lever Taps & Low Level Flush WC. Radiator with Towel Rail. Shaver Socket.

WC

5 x 2'11

White Low Level Flush WC.

Integral Garage (Potential Reception/Family Room)

24'7" x 14'1" (maximum measurements)

Power & Lighting. Roller Shutter Door to Rear. Electric Roller Door to Front. Velux Window. 16'8 maximum Ceiling Height. Separate Consumer Unit from the House as originally used for Car Maintenance. The size and design would, with further work, make for an ideal Family Room.

Detached Garage/Workshop

25'1 x 16

Power & Lighting. Separate Consumer Unit from House. The Loft Area is Partially Boarded & is used for Storage.

Garden

The Garden comprises approximately a third of an acre and consists of a number of trees, including 3 apple and 2 pear trees. There is a cedar Summer House which provides shade & shelter and 2 gravel areas for seating.

Driveway

The driveway to this property allows ample parking for multiple 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 E.

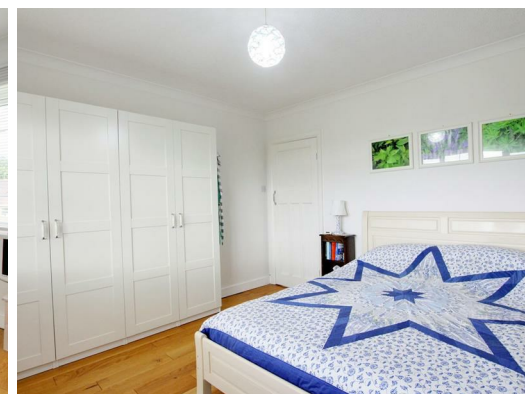
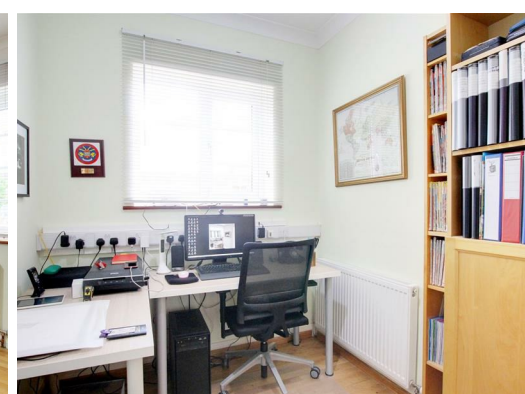
Viewing Arrangements

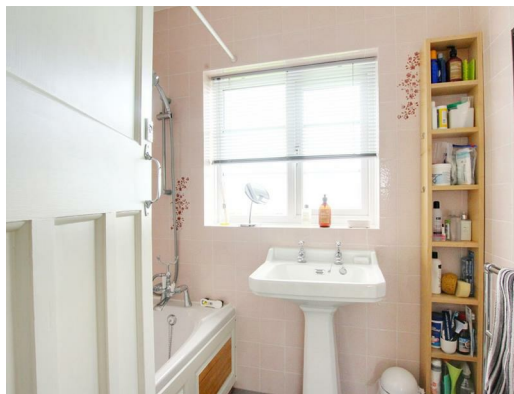
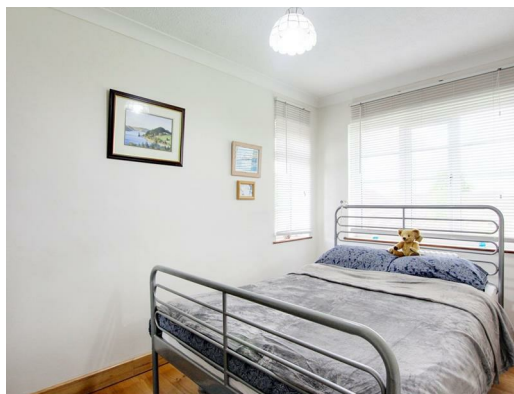
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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. This takes you onto Station Road and Heliopolis can be found on your right hand side.

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	

