

Ynott Station Road,
Willoughby, LN13 9NA

Price £220,000



Choice Properties are delighted to present to you this VERY LARGE and WELL PRESENTED detached bungalow with SOUTH FACING REAR GARDEN. Ideally located in the small country village of Willoughby it is only a short distance from the neighbouring market town of Alford. ***WITH NO UPPER CHAIN*** VIEWING IS MOST HIGHLY RECOMMENDED.

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

Side entrance door to:

Entrance Hall

With UPVC Front Door Power points. Large cloaks/storage cupboard. Dimplex Quantum storage heater. Loft access to partly boarded roof space with lighting.

Lounge

15'9" x 14'0"

With Bow window. Feature brick fireplace housing attractive LPG fire. T.V. Aerial point. Power points. Telephone point. Two storage heaters.

Kitchen/Dining Room

19'8" x 9'0"

With ample wall and base units with work surfaces over. One & half bowl ceramic sink unit and drainer with mixer tap. Part-tiled. Double oven. Electric hob with extractor hood over. Integrated fridge/freezer. Plumbing for automatic washing machine. Storage heater. Power points.

Bedroom 1

15'1" x 12'4"

With double opening UPVC Doors to the rear patio. Wash hand basin. Telephone point. Power points. Wardrobes with mirrored doors included in the sale. Storage heater.

Bedroom 2

15'0" x 10'8"

Fitted wardrobes. Fitted wall units. Power points. Storage heater.

Shower Room

8'4" x 10'8"

With large walk in shower. Wash hand basin and low level button flush w.c. set in vanity unit with storage cupboards. Fully tiled. Airing cupboard with double sized hot water cylinder and immersion heater.

Large Driveway

With turning area and ample space for many vehicles including caravan, motor home, etc.

Garage/Workshop

23'6" x 9'4"

Gardens

To the front of the property is a good sized ornamental gravelled garden with large driveway to the side which gives access to the Garage. To the rear the garden is paved for easy maintenance providing a lovely patio area. Two garden sheds are included in the sale.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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

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.

Website

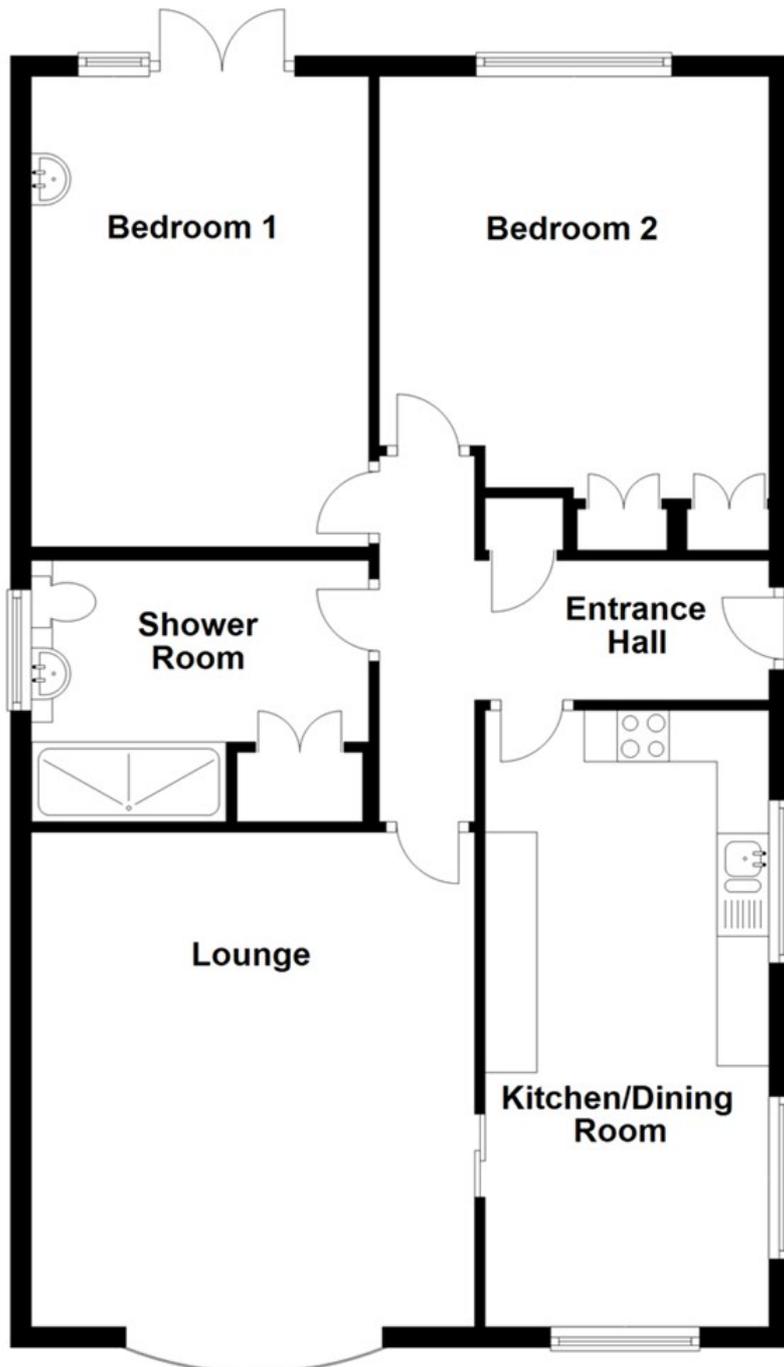
All details also available on our website www.choiceproperties.co.uk

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Ground 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 Y-Nott can be found on the right hand side just before the next right hand bend.

