



CHOICE PROPERTIES

Estate Agents

Wyverne Main Road,
Willoughby, LN13 9NH

Reduced To £295,000



Choice Properties are proud to present this most impressive three bedroom detached house, occupying a pleasant residential position in the sought after village of Willoughby, just a short drive away from the charming market town of Alford. The property further benefits from a spacious kitchen/diner and generously proportioned rooms throughout, as well as off road parking. Early viewing is advised.

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

Porch

Front entrance door.

Entrance Hall

12'5" x 8'4"

Telephone point. Stairs to the first floor landing. Under stairs storage cupboard. radiator.

Kitchen/Diner

22'10" x 12'0"

Fitted with wall and base units with work surfaces over, resin sink unit and drainer with mixer tap over, plumbing for a washing machine, plumbing for a dishwasher, five ring hob with extractor over, integral oven. Part tiled walls. Wall mounted consumer unit. Space for a dining table and chairs. Tv aerial point. Radiator.

Reception Room

15'11" x 12'0"

Light and airy reception room. Log burner set in feature surround. Radiator. TV aerial point.

Sun Room

6'7" x 12'0"

Sliding doors to the rear garden. Radiator.

Shower Room

8'5" x 8'4"

Fitted with three piece suite comprising shower enclosure with electric 'Triton' shower over, hand wash basin set in vanity unit and dual flush wc. Part tiled walls. Radiator.

Landing

Loft access.

Bedroom 1

13'11" x 11'11"

Spacious double bedroom. TV aerial point. Three storage cupboards. Radiator.

Bedroom 2

13'11" x 12'0"

Spacious double bedroom. Built in wardrobe. Radiator.

Bedroom 3

6'10" x 8'4"

Radiator.

Bathroom

5'5" x 7'3"

Fitted with three piece suite comprising panelled corner bath tub with taps and shower, hand wash basin and wc. Part tiled walls.

Garden

The property is fronted by a large block paved driveway and small garden laid to lawn. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn and houses the oil tank.

Driveway

Providing off road parking for multiple vehicles.

Garage

12'8 x 10'6

Power, lighting and Oil Boiler

Laundry Room

10 x 10'6

Power and lighting.

Outbuilding

6 x 10'6

Power and lighting.

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

Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

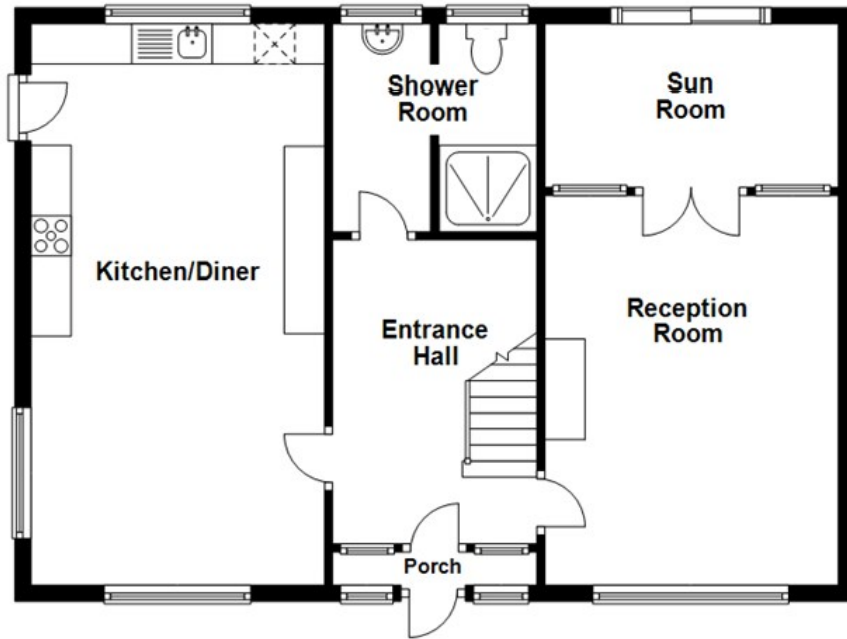
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

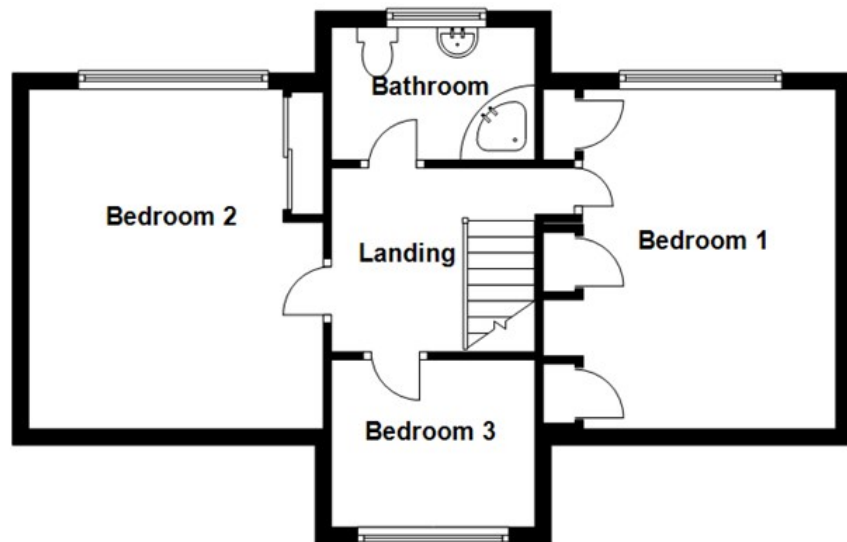
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



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. Follow this road round past St. Helena's Primary School which should be on your right and you will then find the property, Wyverne on your right just before the bend and opposite the field.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			49
(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	

