



CHOICE PROPERTIES

Estate Agents

The Hollies Station Road,
Willoughby, LN13 9NA

Price £275,000



Welcome to this charming detached bungalow located on Station Road in the picturesque village of Willoughby. This delightful property boasts two bedrooms, two bathrooms, and a spacious garage, offering ample space for comfortable living.

Situated in a tranquil village location, this bungalow provides a peaceful retreat with private gardens where you can relax and unwind. The property features a summerhouse, perfect for enjoying the sunny British weather or hosting gatherings with friends and family.

One of the standout features of this property is the parking space available for up to 4 vehicles, ensuring convenience for you and your guests. Whether you have a growing family or simply enjoy extra space, this bungalow offers versatility and room to make it your own.

Don't miss the opportunity to make this detached bungalow your new home. With its desirable location, spacious layout, and charming features, this property is sure to capture your heart. Contact us today to arrange a viewing and envision the possibilities that await you in this lovely home on Station Road.

With the added benefit of oil central heating and uPVC double glazing, this spacious property comprises:

Front entrance door to:

Entrance Hall

17'1" x 6'7"

Radiator.

Inner Hallway

Storage cupboard. Airing cupboard housing the hot water cylinder with immersion heater. Access to the loft area.

Lounge/Diner

22'1" x 15'7"

Open fire set in feature tiled surround. 2 radiators. Opening to kitchen. Double doors leading through to:

Sun Room

7'5" x 5'9"

Double doors leading out to the rear garden.

Kitchen

8'4" x 10'7"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric double oven and hob with filter hood over. Integrated fridge and dishwasher. Part tiled walls. Spot lighting.

Bedroom 1

11'8" x 10'10"

Radiator.

Bedroom 2

9'11" x 12'1"

Radiator.

Bathroom

6'9" x 8'10"

With white three piece suite which consists of a panelled bath with mixer shower taps, wash hand basin and w.c. Tiled floor. Fully tiled walls. Radiator. Spot lighting.

Shower Room

6'9" x 4'3"

Shower area with mixer shower, wash hand basin and w.c. Tiled floor. Fully tiled walls. Spot lighting.

Boiler Room

Oil boiler which supplies the central heating and hot water. Accessed externally.

Driveway

Gravelled driveway with ample parking for several vehicles.

Garage

13'4" x 20'8"

With up and over garage door plus side door. Integral door to the Entrance Hall. Power and lighting. Utility space with sink unit and plumbing for washing machine.

Gardens

To the front is a private lawned garden bordered by hedging and plants. To the rear is a privately enclosed garden which is also laid to lawn with a variety of trees, plants and flowers. Summerhouse. greenhouse. Shed.

Tenure

Freehold

Council Tax

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

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

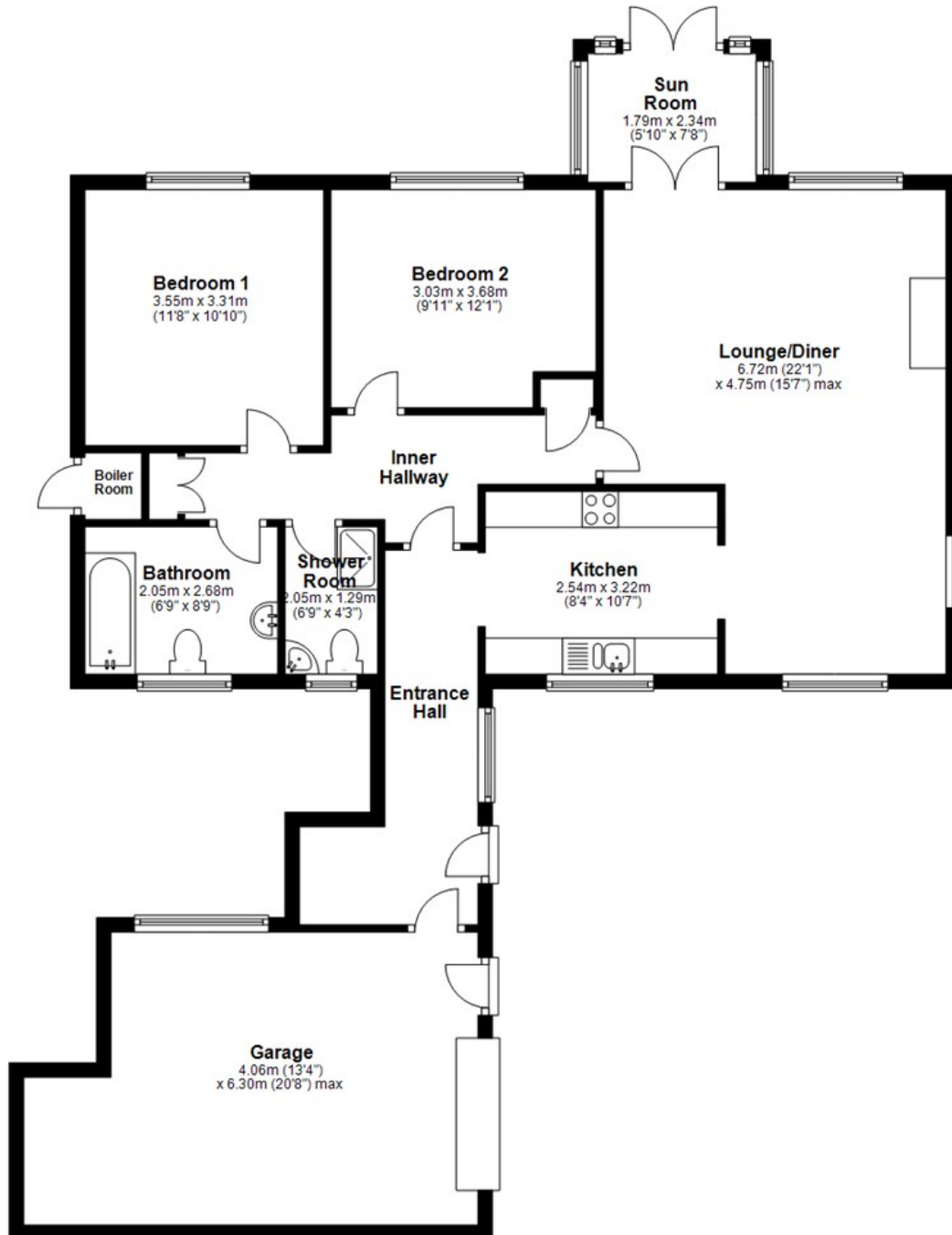
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Ground Floor

Approx. 114.2 sq. metres (1229.6 sq. feet)



Total area: approx. 114.2 sq. metres (1229.6 sq. feet)

Directions

From Alford head out of town towards Willoughby and as you enter the village The Hollies can be found on your right hand side shortly after you pass Tavern Way.

