



CHOICE PROPERTIES

Estate Agents

2 Seymour Terrace Station Road,
Willoughby, LN13 9NB

Price £179,950



Welcome to this charming terrace cottage located on Station Road in the picturesque village of Willoughby, Alford. This delightful property boasts a warm and inviting atmosphere with its wood burner, perfect for cozy evenings in.

As you step inside, you are greeted by two reception rooms offering ample space for relaxation and entertaining. The property features two cosy bedrooms, ideal for a small family or as a peaceful retreat for a couple.

One bathroom ensures convenience for all residents, while the added bonus of a home office provides a dedicated space for remote work or creative pursuits.

The extension of this property adds a modern touch to its traditional charm, creating a seamless blend of old and new. With parking available for one vehicle, you'll never have to worry about finding a spot after a long day.

Nestled in a village location, this home offers a tranquil escape from the hustle and bustle of city life. Whether you're looking to unwind in the peaceful surroundings or explore the nearby countryside, this property provides the perfect opportunity to embrace a relaxed lifestyle.

Don't miss out on the chance to make this terrace cottage your own and experience the joys of village living in Willoughby, Alford.

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

Double opening front entrance doors to;

Lounge

12'0" x 12'5"

Multi fuel burner set in feature brick surround. Fitted storage cupboard. Cupboard housing the electric meter. Radiator. Wall lighting.

Dining Room

9'4" x 12'5"

Staircase to the first floor landing. Tiled floor. Spot lighting. Feature brick arch leading through to:

Kitchen

9'2" x 10'6"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and hob with filter hood over. Plumbing for washing machine. Tiled floor. Electric wall mounted heater. Double doors leading out to the covered area and garden.

Landing

Feature beamed ceiling.

Bedroom 1

12'0" x 12'5"

Radiator. Fitted wardrobes. Feature beamed ceiling.

Bedroom 2

12'9" x 11'6"

Radiator. Wall lighting. Feature beamed ceiling.

Bathroom

6'10" x 6'0"

With three piece bathroom suite which consists of a panelled bath with mixer shower over, wash hand basin and w.c. Radiator. Feature beamed ceiling. Fitted cupboard housing the LPG boiler.

Driveway

Parking to the front of the property.

Gardens

The property has privately enclosed gardens to the rear of the property with a paved patio, covered outside area and mature planting.

Home Office/Studio

22'1" x 10'11" to widest dimensions

With double opening doors to the front. Power and lighting plus raised deck.

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 A.

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.

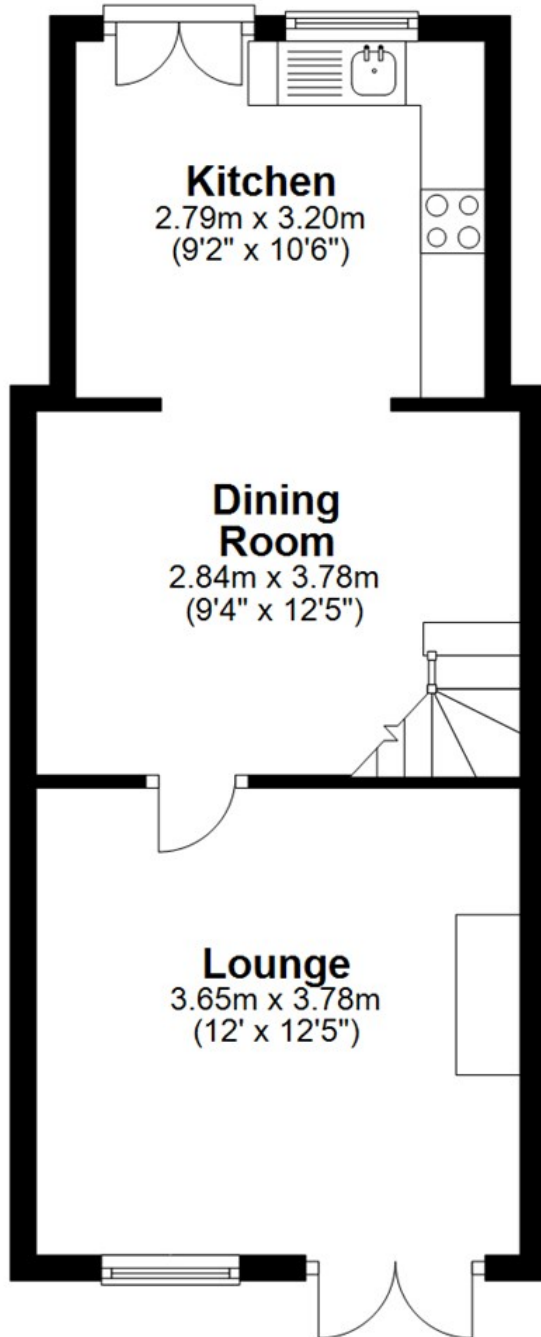
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

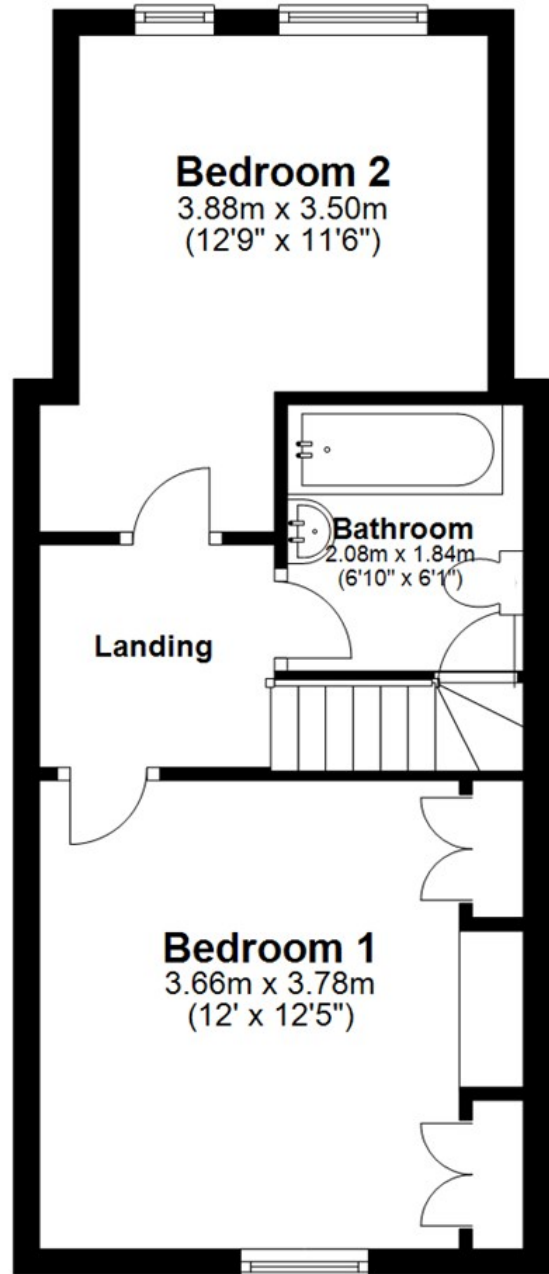




Ground Floor



First Floor



Directions

From Alford head out of town towards Willoughby and as you enter the village 2 Seymour Terrace can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-60) D			
(39-54) E			
(21-38) F		32	
(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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

