



10 John Smith Close, Willoughby, Alford, LN13 9NZ



3



2



1

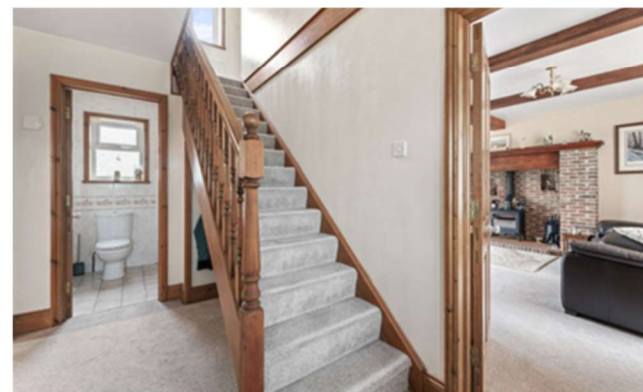
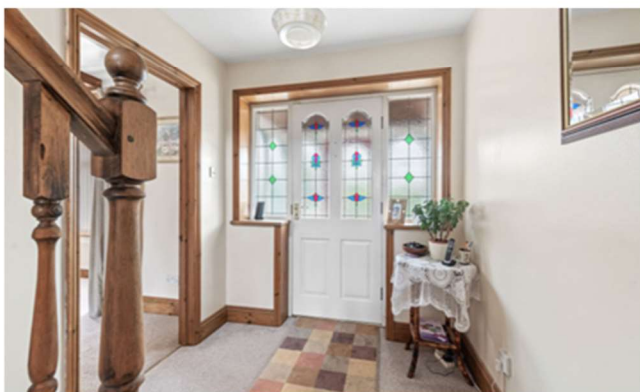
Freehold

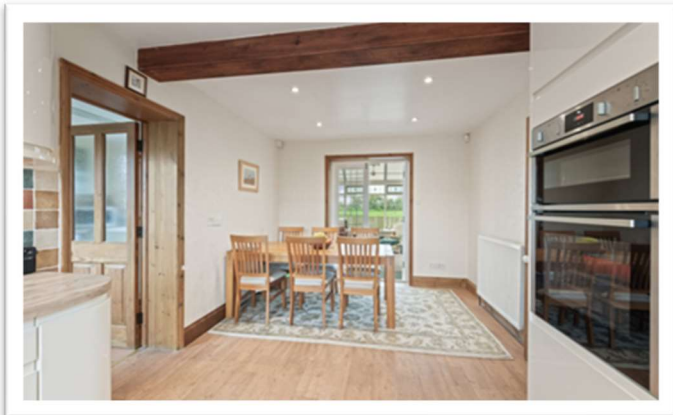
£399,950



Key Features

- Detached house
- Three bedrooms
- Lounge & conservatory
- Dining kitchen & utility
- Wet room & shower room
- Driveway & double garage
- Enclosed rear garden
- Plot approx. 0.20 acre (STS)
- EPC rating D





A detached house at the end of a cul-de-sac in a popular village location with an open view to the rear.

The property occupies a good sized plot of approximately 0.20 acre, subject to survey and has over 1,300 square feet of well presented accommodation comprising: entrance porch, entrance hall, wet room, lounge, dining kitchen, conservatory and utility to ground floor. Three bedrooms and shower room to first floor.

Outside the property has ample off-road parking to the front, a higher than average double garage and an enclosed rear garden with space for the storage of a caravan or motorhome. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE PORCH

Having windows to front & side elevations and further part glazed door with windows to either side to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

WET ROOM

1.98m x 1.75m (6'6" x 5'8")

Having window to rear elevation, extractor, tiled floor, tiled walls, mixer shower fitting, close coupled WC and hand basin.

LOUNGE

5.23m x 4.26m (17'2" x 14'0")

(excluding bay) Having box bay window to front elevation, further window to rear elevation, feature beams to ceiling, two radiators, television aerial connection point and brick built inglenook fireplace with tiled hearth and inset multi-fuel burner.

 **NEWTON FALLOWELL**





DINING KITCHEN

5.34m x 2.99m (17'6" x 9'10")

Having window to front elevation, inset ceiling spotlights, radiator, feature beam to ceiling and wood effect flooring. Fitted with a range of high gloss base & wall units with LED kickboard lighting, under cabinet lighting, wood work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with inset induction hob, cupboards & drawers under, cupboards & stainless steel cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with cupboards & drawers under, cupboards & integrated microwave oven over. French doors to the:



CONSERVATORY

3.37m x 4.21m (11'1" x 13'10")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden and radiator.

UTILITY

2.68m x 2.68m (8'10" x 8'10")

Having window to rear elevation, part glazed door to front elevation, radiator, tiled floor, work surface with inset sink & drainer, cupboards under, space & plumbing for automatic washing machine to side. Work surface return with space for dishwasher & Grant oil fired boiler providing for both domestic hot water & heating under, cupboards & glazed display units over.

FIRST FLOOR LANDING

Having oriel window to rear elevation, coved ceiling, radiator and built-in cupboard.

BEDROOM ONE

4.24m x 2.94m (13'11" x 9'7")

Having window to front elevation, coved ceiling, radiator and two built-in wardrobes.

BEDROOM TWO

4.06m x 3.04m (13'4" x 10'0")

Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

BEDROOM THREE

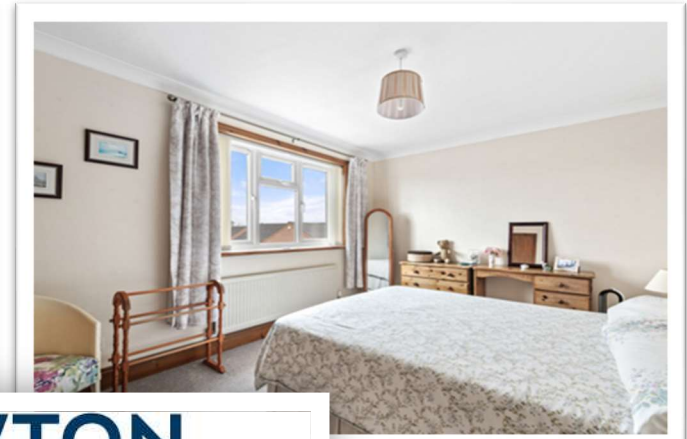
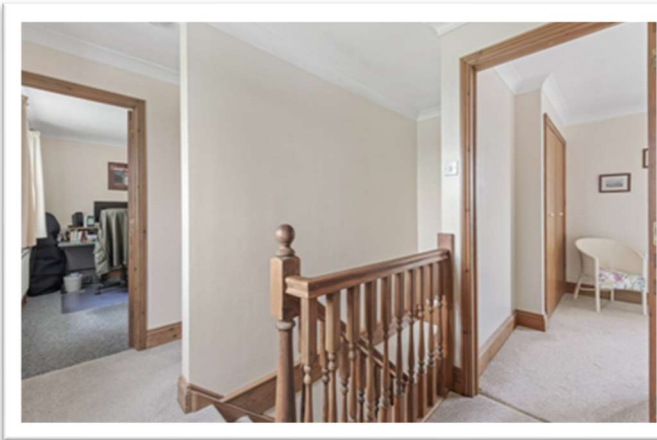
3.20m x 2.27m (10'6" x 7'5")

Having window to rear elevation, coved ceiling and radiator.

SHOWER ROOM

3.04m x 2.20m (10'0" x 7'2")

Having window to rear elevation, coved ceiling, part tiled walls, wood effect flooring and extractor. Fitted with a suite comprising: shower enclosure with mermaid board splashbacks & mixer shower fitting, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.



EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking leading to the:

DOUBLE GARAGE

6.22m x 6.22m (20'5" x 20'5")

Of brick & tile construction and higher than average to accommodate high vehicles. Having two electric roller doors, window & glazed door to side, light and power.

REAR GARDEN

Being enclosed and having a block paved patio area enclosed by a low brick wall with opening on to a large lawn with established borders, informal pond and a garden shed. There area also block paved paths around the property, a gravelled area accessed by a five bar gate and suitable for the storage of a caravan/motorhome.

THE PLOT

The property occupies a plot of approximately 0.20 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



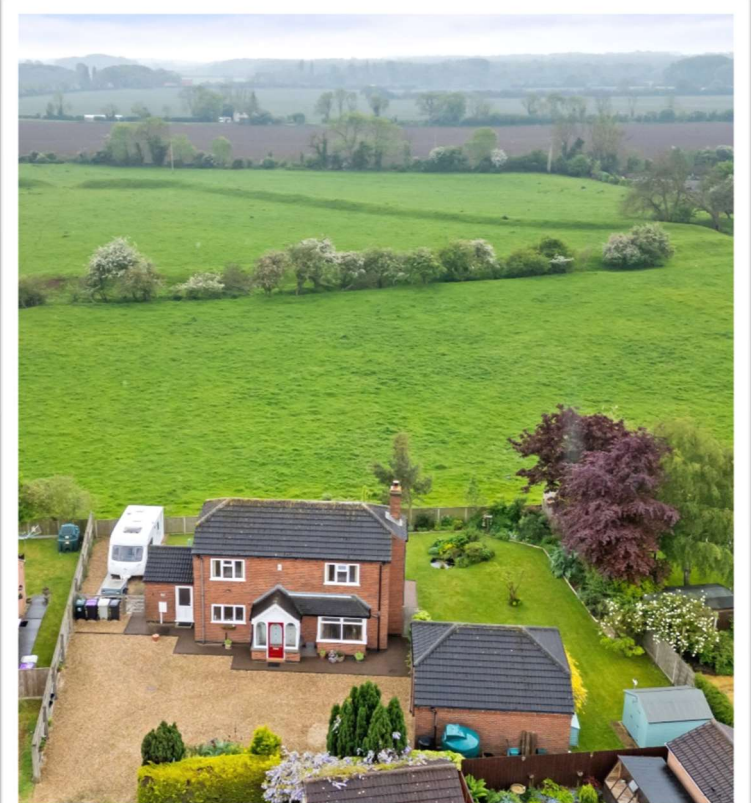


 **NEWTON
FALLOWELL**





View to Rear



Floorplan



Newton Fallowell Spilsby

01790 755222
spilsby@newtonfallowell.co.uk

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.