



Newlee, Station Road, Willoughby, LN13 9NA



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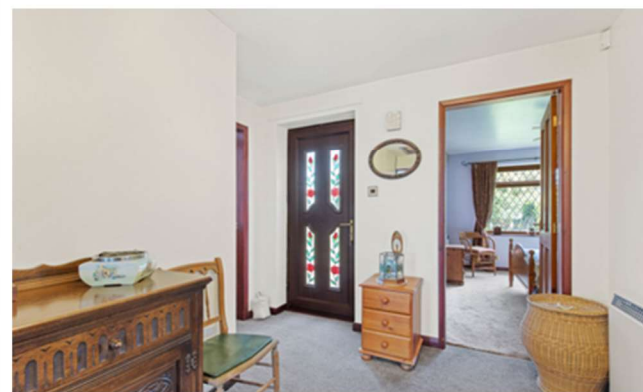
Freehold

£260,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & dining room
- Conservatory
- Front garden & off-road parking
- Detached garage/utility
- Enclosed rear garden
- EPC rating E





A detached bungalow situated in the quiet country village of Willoughby. Having well presented accommodation comprising: entrance hall, lounge, kitchen, dining room, conservatory, two double bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a garage/utility and an enclosed rear garden. The property benefits from electric heaters and double glazing.



ACCOMMODATION

Part glazed uPVC entrance door through to the:

ENTRANCE HALL

Having electric heater, access to roof space and built-in cupboard.

LOUNGE

4.63m x 3.64m (15'2" x 11'11")

Having windows to front & side elevations, electric heater, wall light points, television aerial connection point and brick-built fireplace with slabbed hearth and electric fire.

KITCHEN

3.01m x 3.01m (9'11" x 9'11")

Having window to rear elevation, part glazed door to side elevation, inset ceiling spotlights and tile effect flooring. Fitted with a range of base & wall units with 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 electric hob, cupboard & drawer under cupboard & extractor over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with cupboard & drawers under, cupboards over. Further work surface with cupboards under, space for upright fridge/freezer & tall unit to side.



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DINING ROOM

3.00m x 2.40m (9'10" x 7'11")

Having ceiling fan/light fitting, wood effect flooring, wall light point and sliding doors through to the:

CONSERVATORY

2.94m x 2.22m (9'7" x 7'4")

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

BEDROOM ONE

3.50m x 3.01m (11'6" x 9'11")

Having window to front elevation, ceiling fan/light fitting, electric heater, wall light points and built-in wardrobe with sliding mirror doors.

BEDROOM TWO

2.46m x 1.63m (8'1" x 5'4")

Having window to rear elevation, ceiling fan/light fitting, electric heater and built-in wardrobe with sliding mirror doors.

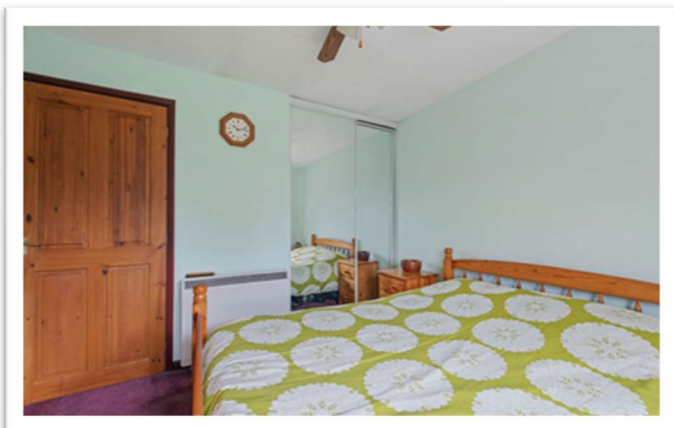
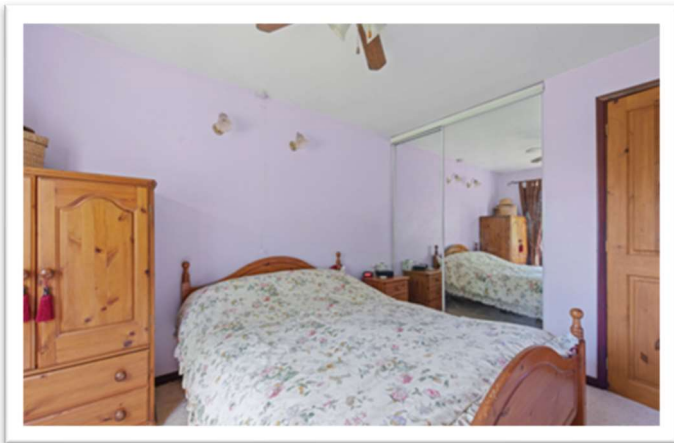
BATHROOM

2.46m x 1.63m (8'1" x 5'4")

Having window to side elevation, electric heated towel rail, part tiled walls, shaped spa bath with electric shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboards under.



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EXTERIOR

To the front of the property there is a shaped lawn with borders and a central bed. A pair of wooden vehicular gates give access to a gravelled driveway with turning area which provides ample off-road parking and extends down the side of the property to the:

DETACHED GARAGE/UTILITY

6.00m x 6.00m (19'8" x 19'8")

Being insulated and having up-and-over door, part glazed door to front, window to side, light, power, space & plumbing for automatic washing machine and tumble dryer.

REAR GARDEN

Being enclosed by timber fencing and having a lawned area, patio, paved footpath, potting shed, further shed to rear of garage, apple & pear trees.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan



Total area: approx. 76.5 sq. metres (823.1 sq. feet)



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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.

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