



Station View, Station Road, Willoughby, LN13 9NA



3



1



3

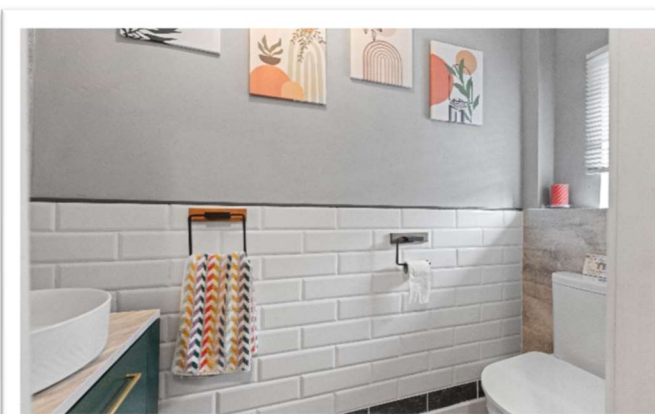
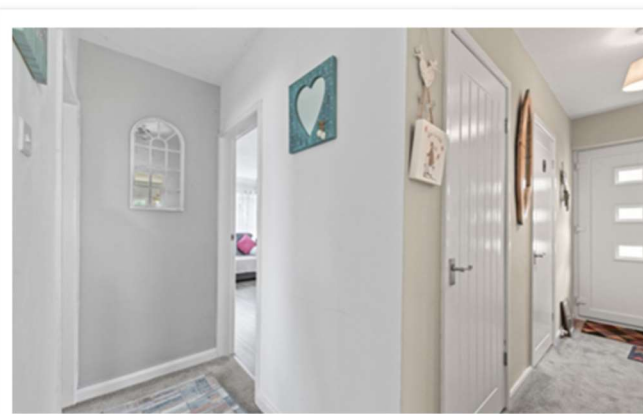
Freehold

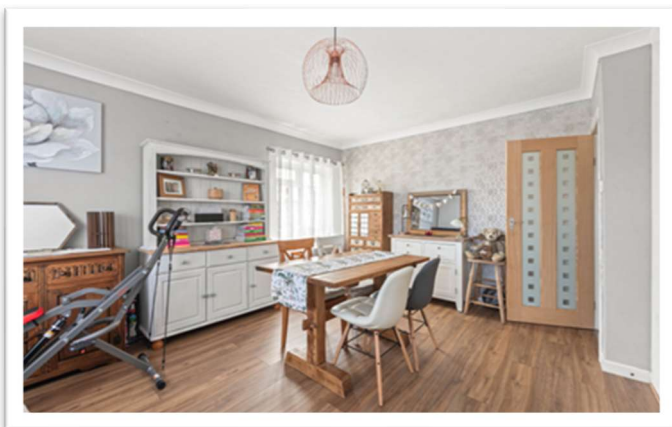
Offers over £400,000



Key Features

- Detached house
- Three bedrooms
- Dining room, lounge & snug
- Conservatory & breakfast kitchen
- Two driveways & garage/workshop
- Plot approx. 0.49 acre (STS)
- Climastar energy efficient electric heating
- New roof & insulation
- Outline planning permission for 2 dwellings
- EPC rating TBC





A detached house in a popular village location on a plot of approximately 0.49 acre, subject to survey, with outline planning permission for the erection of two dwellings to the side & rear.

Having over 1,700 square feet of accommodation comprising: entrance hall, cloakroom, dining room, lounge, snug, study, conservatory and breakfast kitchen to ground floor. Three bedrooms and shower room to first floor. Outside the property has two driveways providing off-road parking, a garage/workshop and a lawned garden to the rear.

The property has energy efficient heating via Climastar electric radiators and is double glazed. The property has been recently improved and has a full new roof & insulation. The property has CCTV and the carpets were replaced 18 months ago as well as some re-plastering and new skirting boards fitted.

ACCOMMODATION

Part glazed uPVC side entrance door through to the:

ENTRANCE HALL

Having built-in cupboard.

CLOAKROOM

Having window to side elevation, tile effect flooring, part tiled walls, close coupled WC and counter basin on vanity surface with drawers under.

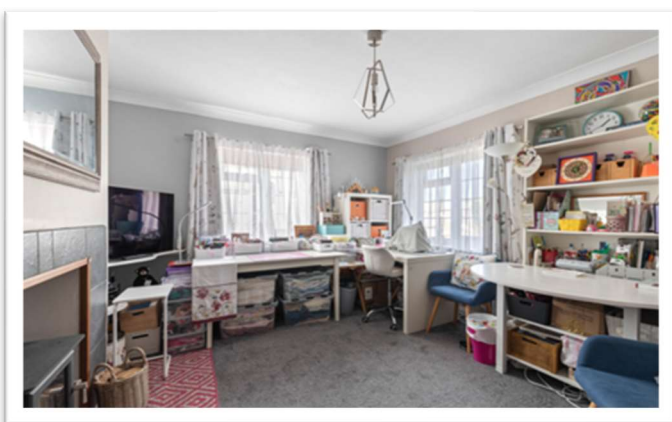
DINING ROOM

4.39m x 4.9m (14'5" x 16'1")

Having windows to front & side elevations, coved ceiling, wood effect flooring, staircase rising to first floor and understairs storage cupboard. Small pane glazed door to the:

FRONT PORCH

Having door to front elevation and window to side elevation.



LOUNGE

3.61m x 4.08m (11'10" x 13'5")

Having windows to front & side elevations, coved ceiling and fireplace recess with inset wood burner.

SNUG

3.68m x 4.19m (12'1" x 13'8")

Having sliding doors to conservatory, part coved ceiling, wood effect flooring and wood burner.

STUDY

1.26m x 2.5m (4'1" x 8'2")

Having window to front elevation.

CONSERVATORY

2.37m x 3.58m (7'10" x 11'8")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and glazed door to side elevation & garden.

DINING KITCHEN

4.32m x 4.53m (14'2" x 14'11")

Having window & part glazed door to rear elevation, window to side elevation and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, glazed display unit & open ended shelving over. Work surface return with cupboards & drawers under, cupboards over, space for electric cooker to side. Further work surface with cupboard & drawer under, space for american style fridge freezer & larder style unit to side.





FIRST FLOOR LANDING

BEDROOM ONE

4.33m x 4.48m (14'2" x 14'8")

Having window to rear elevation.

BEDROOM TWO

3.75m x 4.22m (12'4" x 13'10")

Having window to front elevation.

BEDROOM THREE

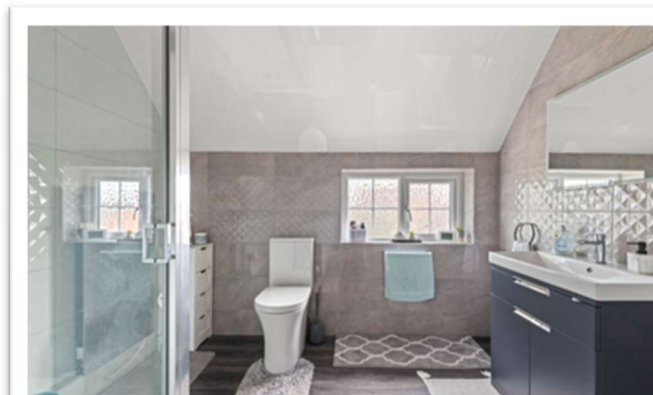
3.51m x 4.07m (11'6" x 13'5")

Having window to side elevation.

SHOWER ROOM

2.83m x 2.87m (9'4" x 9'5")

Having window to side elevation, wood effect flooring, tiled walls, built-in cupboard, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



EXTERIOR

The property is approached by two pairs of timber vehicular gates which give access to two driveways providing off-road parking.

DETACHED GARAGE/WORKSHOP

4.35m x 10.2m (14'4" x 33'6")

Of brick construction with electric roller door, side service door and two windows to side. The garage/workshop has been fully rewired, has a separate consumer unit and new LED lighting.

REAR GARDEN

Majority laid to lawn with borders and having a brick built shed, summerhouse & greenhouse. There is also a meadow to the far rear.

THE PLOT

The property occupies a plot of approximately 0.49 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 Climastar energy efficient electric radiators with individual thermostats and the property is double glazed. The current council tax is band C.

CLIMASTAR ELECTRIC RADIATORS

Limestone electric radiators offer several advantages. Firstly, they operate at 100% energy-efficiency, meaning all the electricity used is converted into heat without any wastage. This ensures that every bit of energy is utilised effectively, resulting in cost savings and reduced energy consumption. Additionally, Limestone heaters feature individual thermostats with impressive accuracy of 0.05°C. With precise temperature control, you can achieve the perfect level of comfort while minimising energy waste. Furthermore, Limestone electric heaters are designed to be durable and long-lasting, eliminating the need for frequent maintenance and replacement.

CLIMASTARUK

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



 **NEWTON
FALLOWELL**

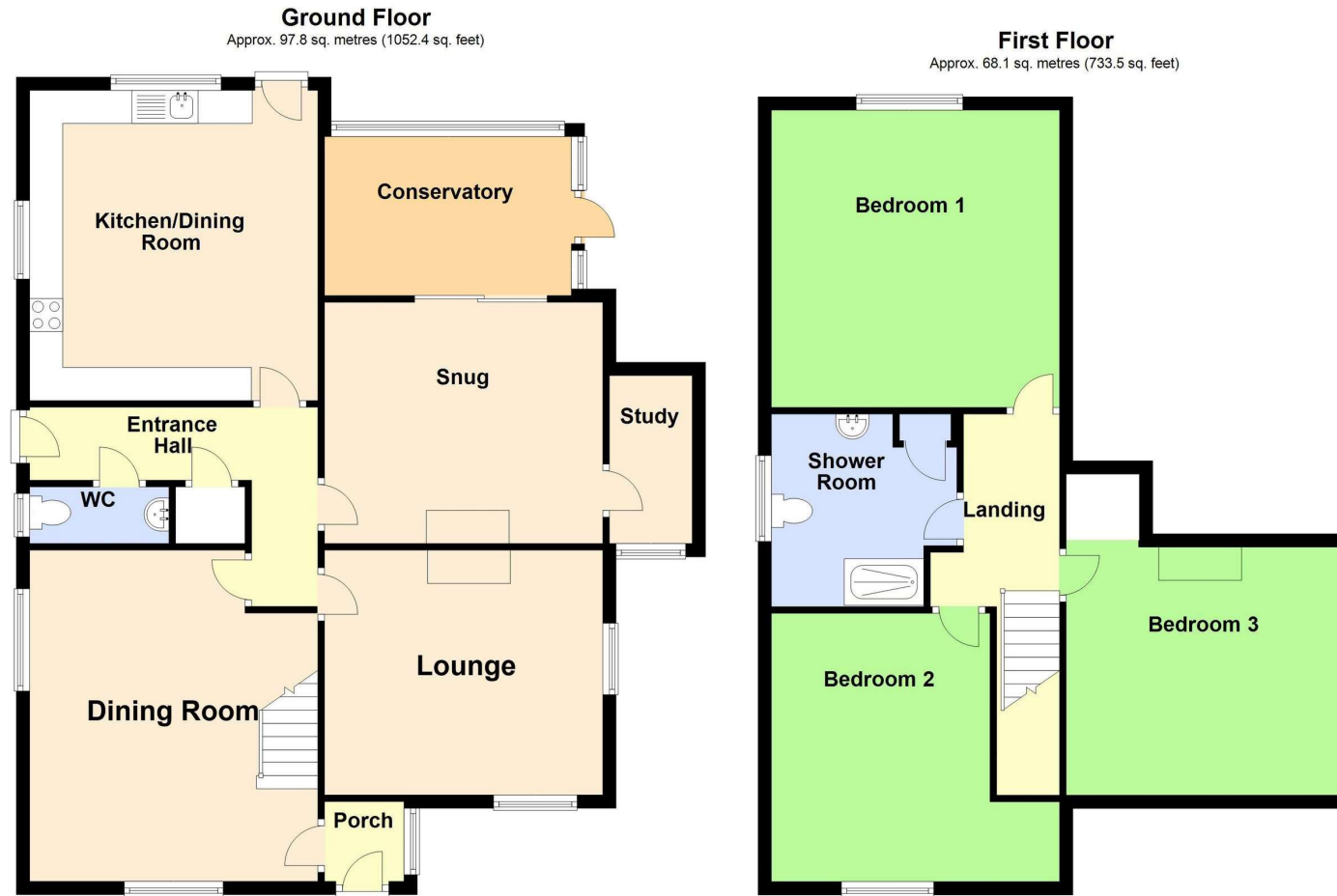


PLANNING PERMISSION

Outline planning permission was granted on 04 March 2024 for the erection of two dwellings with the demolition of the existing garage/workshop. Reference number: N/208/02388/23.



Floorplan



Total area: approx. 165.9 sq. metres (1785.9 sq. feet)



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.