



Tudor Cottage, Willoughby Road, Sloothby

£299,950



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Willsons
SINCE 1842

Tudor Cottage, Willoughby Road
Sloothby, Alford
Lincolnshire, LN13 9NP

"AGENT'S COMMENTS"

A spacious detached country cottage with mature gardens situated in this rural village location. Having the benefit of 3 double bedrooms, master with dressing room, living kitchen, 2 receptions and orangery. Upvc double glazed windows, oil fired central heating, double garage with parking. Modernisation required and being offered for sale with the benefit of No onward chain.

LOCATION

Sloothby is a small village situated approximately 6 miles south of the market town of Alford and 9 miles north-east from the coastal resort of Skegness. Alford has a range of amenities including doctor's and dentist's surgeries, a primary and 2 secondary schools, one of which is a grammar school. It has a variety of shops and eateries and market days are Tuesdays and Fridays with craft markets held periodically. The neighbouring village of Willoughby has a primary school whilst Skegness benefits from a railway station and hospital as well as a wider variety of shops, schools, doctor's and leisure facilities.



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Porch

8'2" x 3'10" (2.49m" x 1.17m")

Double glazed entrance door and side screen tiled floor single glazed door into

Inner Hall

Stairs to first floor, radiator, tiled floor, upvc double glazed window,

Utility Room

11' x 9'3"/7'11" (3.35m x 2.82m"/2.41m")

Upvc double glazed window, work surface incorporated stainless steel single drainer sink unit with mixer tap with cupboards below, space and plumbing for washing machine, coloured glass wall tiles, recessed store cupboard, access to

Boiler Room

6'11" x 5'1" (2.11m" x 1.55m")

Upvc double glazed window, floor standing oil fired central heating boiler

Shower Room

8'2" x 5'8"/2'5" (2.49m" x 1.73m"/0.74m")

Shower cubicle with direct shower and folding door, wc and wash hand basin.

Living Kitchen

15'6" x 12' max (4.72m" x 3.66m max)

Wall and base units with work surface over, splash back tiling, stainless steel single drainer with mixer tap, space for LPG gas oven with hood over, upvc double glazed windows, radiator, brick feature fireplace.

Lounge

15' x 11'9" (4.57m x 3.58m")

Upvc double glazed front bay window, exposed brick fireplace, wall mounted electric heater, exposed ceiling beams, large opening into

Dining Room

12'8" x 12'8" (3.86m" x 3.86m")

Radiator, exposed brick wall, exposed ceiling beams, double glazed sliding patio door into

Orangery

13'9" x 12' (4.19m" x 3.66m)

Hardwood timber framed construction with double glazed panels and roof, double glazed sliding patio door, radiator.

Landing

Galleried, radiator, double glazed porthole window, arched recess, large airing cupboard housing the hot water cylinder.

Bedroom 1

12'1" x 10'4" (3.68m" x 3.15m")

Upvc double glazed front window, radiator, recessed over stairs cupboard, access into eaves space.

Dressing Room

12' x 6' (3.66m x 1.83m)

Upvc double glazed window

Bedroom 2

13'6" x 12' (4.11m x 3.66m)

Upvc double glazed windows, radiator, recessed over stairs cupboard, access into eaves space.

Bathroom

9'7" x 6'2" (2.92m" x 1.88m")

Having bath, wc, wash hand basin, tiled walls, illuminated mirror, upvc double glazed window

Bedroom 3

12'2" x 12'0" (3.71m" x 3.66m)

Measured to face of Wardrobe . Upvc double glazed window, radiator, range of wardrobes

Exterior

Block paved driveway and parking with raised brick retaining wall and tree. Rear gardens having a paved patio area to the rear with a raised pergola and arbour and an abundance of trees and shrubs. The front garden is lawned with shrubs and a mature hedge. A path to the side of the house leading to the rear garden.

Double Garage

16'8" x 16'1" (5.08m" x 4.90m")

With electric roller shutter door, concreted floor, single glazed side door, flat felt roof, a decorative gate under pantile cover between the house and garage leading to the rear garden.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Private drainage system, oil fired central heating to radiators.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0390-2939-9310-2197-7085.

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

Proceed south out of Alford town on the B1196 road travelling through Willoughby and turning left into Sloothby village where upon the property will be found on the left hand side.



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FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

