



Willsons

Tudor Cottage, Willoughby Road, Sloothby

£275,000



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**Willsons**  
SINCE 1842

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

**"AGENT'S COMMENTS"**

*A spacious country cottage with mature gardens situated in this rural village location. Benefiting from master bedroom with dressing room, two reception rooms, orangery, utility room, double garage and two bathrooms. Offering uPVC double glazing throughout, oil fired central heating and 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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### Front of Property

With areas of lawn and borders of shrubs and tree, concrete pathway leading to the entrance door, side gate leading to the rear garden, block paved driveway leading to the double garage and property boundaries of hedging and brick wall.

### Porch

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

With uPVC entrance door, additional single glazed door, windows to the side of the property and tiled flooring.

### Hallway

With staircase, window to the side of the property and tiled flooring.

### Utility Room

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

With wall and base units, sink with mixer tap and drainer, space and plumbing for washing machine, partially tiled walls, storage cupboard, window to the rear of the property and tiled flooring.

### Boiler Room

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

With oil fired central heating boiler and window to the rear of the property.

### Shower Room

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

With WC, wash basin, shower cubicle with direct feed shower and vinyl flooring.

### Kitchen

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

With wall and base units, sink with mixer tap and drainer, extractor hood, feature brick fireplace, fuse box, window to the front and side of the property and carpeted flooring.

### Living Room

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

With feature brick fireplace, electric storage heater, bay window to the front of the property and carpeted flooring.

### Dining Room

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

With sliding patio door and wooden flooring.

### Orangery

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

Of Hardwood construction, glazed panels and roof, sliding patio door and concrete flooring.

### First Floor Landing

With storage cupboards one of which houses the hot water cylinder, porthole window to the side of the property and carpeted flooring.

### Bedroom One

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

With over stairs storage cupboard, window to the front of the property and carpeted flooring.

### Dressing Room

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

With window to the front of the property and carpeted flooring.

### Bedroom Two

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

With over stairs storage cupboard, access into eaves, window to the front of the property and carpeted flooring.

### Bathroom

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

With WC, wash basin, bath, fully tiled walls, window to the side of the property and carpeted flooring.

### Bedroom Three

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

With built in wardrobes, window to the rear of the property and carpeted flooring.

### Rear Garden

Set to lawns with borders of trees and shrubs, area of patio, greenhouse, timber garden shed and property boundaries of brick wall.

### Double Garage

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

With electric roller shutter door, personnel door and concrete flooring.

### 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](http://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 on B1196 travelling through Willoughby and turning left into Sloothby village where upon the property will be found on the left hand side.

What3Words: ///clerk.formally.trailers



Tudor Cottage  
Sloothby  
Alford  
LN13 9NP



**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.

