



14, John Smith Close, Alford

£268,000



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Willsons
SINCE 1842

14, John Smith Close,
Willoughby, Alford,
Lincolnshire, LN13 9NZ

"AGENT'S COMMENTS"

An attractive detached bungalow set on a quiet no-through road in the sought after village of Willoughby which offers 3 bedrooms, kitchen, dining room, utility room, living room and garage. The property benefits from uPVC double glazing throughout, electric oil filled radiators and is a short distance from the market town of Alford.

LOCATION

Willoughby with its primary school is situated on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The Market Town of Alford can be found approx. 3 miles north with a range of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. It has variety of shops both independent & national, eateries include pubs, restaurants, coffee shops & a variety of takeaways. Alford's market days are Tuesdays & Fridays with Craft Markets held periodically. There is a range of clubs & societies for various ages.



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Front of Property

With concrete driveway, lawned front garden with gravel borders and raised slabbed pathway leading to front door, side gates to left and right of property.

Entrance Hall

14'6" x 3'3" (4.44m x 1.01m)

With loft hatch, cupboard with immersion tank and shelving (0.68m x 0.66m) and carpeted flooring.

Living Room

16'0" x 11'5" (4.90m x 3.48m)

With double internal doors leading to dining room, sliding patio door leading to rear garden, wall lights, television point and recent carpet flooring.

Dining Room

9'10" x 11'3" (3.02m x 3.43m)

With double internal doors leading to living room, wall lights, window to the rear of property and recent carpet flooring.

Kitchen

11'8" x 9'6" (3.56m x 2.90m)

With wall and base units, integrated cooker with recent ceramic hob and extractor fan over, composite sink with 1.5 bowls, drainer and mixer tap, space for freestanding fridge freezer, undercounter space for further appliance, telephone point, window to the side of the property and vinyl flooring.

Utility Room

5'1" x 11'9" (1.56m x 3.59m)

With wall and base units, stainless steel sink with drainer and two taps, space and plumbing for washing machine, space for tumble dryer, extractor fan, partly tiled walls, and vinyl flooring.

Bedroom One

10'0" x 10'1" (3.05m x 3.09m)

With oil filled electric radiator, window to the front of the property and carpeted flooring.

Bedroom Two

13'1" x 10'0" (3.99m x 3.05m)

With oil filled electric radiator, window to the rear of the property and carpeted flooring.

Bedroom Three

7'2" max x 10'0" (2.20m max x 3.06m)

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

Bathroom

6'9" x 6'10" max (2.06m x 2.09m max)

With WC, hand basin, shower enclosure with electric shower, extractor fan, downlighters, electric towel rail, fully tiled walls, window to the side of the property and carpeted flooring.

Rear Garden

Set to lawns and borders of flowers and shrubs, slabbed patio area and pathways, concrete base for greenhouse, dwarf walls and boundary fencing to all sides.

Garage

16'2" x 11'3" (4.93m x 3.44m)

With up-and-over garage door, power and lighting, fuse box, personnel door to the left hand side of the property and a further door into the main body of the house and concrete flooring.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. Heating is provided by electric oil filled radiators in Bedrooms 1 & 2.

Local Authority

Council Tax Band payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. 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: 0310-2815-4370-2604-1551

Directions

From the town of Alford take the B1196 to the village of Willoughby. Turn right into Tavern Way and then immediately left into John Smith Close. The property can be found on the right hand side.

Viewing

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



14 John
Smith Close
Willoughby
Alford
LN13 9NZ



Floor Plan

Total area: approx. 106.6 sq. metres (1146.9 sq. feet)

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.

